

**Community Utilities of Florida, Inc.**

---

5320 Captains Court  
New Port Richey, Florida 34652  
Phone: 727-919-0408  
Mobile Contact: 727-639-5522

June 20, 2003

 **COPY**

Ms. Blanca Bayo, Director  
Division of The Commission Clerk and  
Administrative Services  
Florida Public Service Commission  
Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

030655-WJ

Re: Application for Sale of Facilities Currently Known as Virginia City Utilities, Inc.  
To Be Known as Virginia City Utility Company

Dear Ms. Bayo:

Please find the enclosed application for transfer of ownership of the above referenced facility. I would like to take this opportunity to introduce my company and explain its origin.

This is an asset purchase so a new corporation has been formed for the utility which will become Virginia City Utility Company. Virginia City will be owned by Community Utilities of Florida, Inc., which is a newly formed corporation established for the purpose of uniting very small utility systems under an organization that would increase the quality of customer service and efficiencies of operation. I will be the Director and President of both entities.

My background in this industry is fairly diverse. In the private sector I founded and owned a utility service company called H2O Utility Services, Inc. H2O began in 1993 which continued to grow until purchased by the national company of American Water Services, Inc. in 1999. While H2O's primary function was to provide operation and maintenance services to private and municipal utility systems within the State of Florida, my company grew to also include laboratory and engineering services specializing in the field of water and wastewater. At the time of the sale of H2O, gross revenue had grown to \$10,000,000.00 annually. I have been fortunate to function in managerial capacities as well as the operator of utility plants of large and small size. My municipal experience includes the position of Utility Director for the City of Port Richey, Florida, which has a utility system valued at \$20,000,000.00. During my tenure at the City of Port Richey and through my continued management role, I have been responsible for the operation of the utility department, customer service, rate base regulation and a budget of \$3,500,000.00.

Orig tariff forwarded  
to ECR

DOCUMENT NUMBER DATE

06493 JUL 21 8

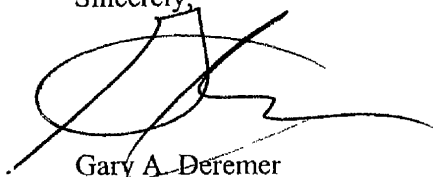
FPSC-COMMISSION CLERK

Page Two  
PSC  
06/20/03  
Virg. City

Over the past 20 years, I have made utility operations my career. I am also licensed by the Florida Board of Business and Professional Regulation as an Underground Utility Contractor, hold a Class "A" Drinking Plant Operator License as well as a class "B" Wastewater Treatment Plant Operator License issued by Florida Department of Environmental Protection. I also hold certifications as a Class "A" Water Distribution Technician, Class "A" Wastewater Collection Technician and Backflow Prevention Technician as issued by the FWPCOA. I am enclosing my resume to attest to the qualifications for appropriate transfer of ownership. It is my intention to work closely with the Public Service Commission as I have with the Florida Department of Environmental Protection over the past years.

At this time I am hopeful that all documentation enclosed has been prepared in keeping with the requirements of your department. Please do not hesitate to contact me directly at 727-919-0408 if further clarification is necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary A. Deremer". The signature is stylized with a large loop and a long horizontal stroke extending to the right.

Gary A. Deremer  
President

Enc.

APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER  
OF CERTIFICATE OR FACILITIES

(Pursuant to Section 367.071, Florida Statutes)

TO: Director, Division of the Commission Clerk & Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for the sale,  
assignment or transfer of (all) of Water Certificate No.

149-W and/or Wastewater Certificate No. \_\_\_\_\_ or facilities in  
PASCO County, Florida, and submits

the following information:

**PART I APPLICANT INFORMATION**

A) The full name (as it appears on the certificate), address  
and telephone number of the applicant:

VIRGINIA CITY UTILITIES, INC.

Name of utility

(727 )841-6500

Phone No.

( 727 )841-0525

Fax No.

5940 MAIN STREET

Office street address

NEW PORT RICHEY, FL 34652

City State Zip Code

\_\_\_\_\_  
Mailing address if different from street address

\_\_\_\_\_  
Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

MATTHEW A. POTTER, CPA (727)841-6500  
Name Phone No.

5940 MAIN STREET  
Street address

NEW PORT RICHEY, FL 34652  
City State Zip Code

C) The full name (as it will appear on the certificate), address and telephone number of the buyer:

VIRGINIA CITY UTILITY COMPANY A DIVISION OF COMMUNITY UTILITIES OF FLORIDA, INC.

(727 )919-0408 ( )  
Phone No. Fax No.

5320 CAPTAINS COURT  
Office street address

NEW PORT RICHEY, FL 34652  
City State Zip Code

P.O. BOX 398, NEW PORT RICHEY, FL 34656  
Mailing address if different from street address

\_\_\_\_\_  
Internet address if applicable

D) Indicate the organizational character of the buyer: (circle one)

Corporation Partnership Sole Proprietorship

Other: \_\_\_\_\_  
(specify)

E) The date and state of incorporation or organization of the buyer:

12-31-2002 FLORIDA

---

---

---

F) If the buyer is a corporation, list the names, titles, and addresses of corporate officers and directors. (Use additional sheet if necessary).

GARY A. DEREMER - DIR/PRES

---

5320 CAPTAINS COURT, NEW PORT RICHEY, FL 34652

---

VICTORIA M. PENICK - VP/SEC

---

5525 BERKLEY ROAD, NEW PORT RICHEY, FL 34652

---

G) If the buyer is not a corporation, list the names, titles, and addresses of all persons owning an interest in the organization. (Use additional sheet if necessary.)

---

---

---

**PART II FINANCIAL AND TECHNICAL INFORMATION**

A) Exhibit   A   - A statement indicating how the transfer is in the public interest, including a summary of the buyer's experience in water and/or wastewater utility operations, a showing of the buyer's financial ability to provide service and a statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.

B) List the names and locations of other water and/or wastewater utilities owned by the buyer and PSC certificate numbers, if any.

Currently none, however, the buyer is expecting to acquire  
Other utilities.

C) Exhibit C - A copy of the contract for sale and all auxiliary or supplemental agreements, which shall include, if applicable:

- (1) Purchase price and terms of payment.
- (2) A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities.
- (3) A description of all consideration between the parties, for example, promised salaries, retainer fees, stock, stock options, assumption of obligations.

The contract for sale shall also provide for the disposition, where applicable, of the following:

- (a) Customer deposits and interest thereon;
- (b) Any guaranteed revenue contracts;
- (c) Developer agreements;
- (d) Customer advances;
- (e) Debt of the utility; and
- (f) Leases.

D) Exhibit D - A statement regarding the disposition of any outstanding regulatory assessment fees, fines or refunds owed.

E) Exhibit E - A statement describing the financing the purchase.

F) Exhibit F - A list of all entities upon which the applicant is relying to provide funding to the buyer, and an explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility.

G) Exhibit     G     - The proposed net book value of the system as of the date of the proposed transfer. If rate base (or net book value) has been established previously by this Commission, state the Order No. and date issued. \_\_\_\_\_ Identify all adjustments made to update this rate base (or net book value) to the date of the proposed transfer.

H) Exhibit     H     - A statement setting forth the reasons for the inclusion of an acquisition adjustment, if one is requested. (An acquisition adjustment results when the purchase price of the utility differs from the original cost calculation.)

I) The full name, address and telephone number of the person who has possession of the books and records of the seller:

MATTHEW A. POTTER, CPA (727 )841-6500  
Name Phone No.

5940 MAIN STREET  
Street address

NEW PORT RICHEY, FL 34652  
City State Zip Code

J) Exhibit   N/A   - If the books and records of the seller are not available for inspection by the Commission or are not adequate for purposes of establishing the net book value of the system, a statement by the buyer that a good faith, extensive effort has been made to obtain such books and records for inspection by the Commission and detailing the steps taken to obtain the books and records.

K) Exhibit     K     - A statement from the buyer that is has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established, or rate base was last established by the Commission or, if the tax returns have not been obtained, a statement from the buyer detailing the steps taken to obtain the returns.

L) Exhibit     L     - A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP).

If the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a list of the improvements and repairs needed and the approximate cost to make them, a list of the action taken by the utility with regard to the violation, a copy of the Notice of Violation(s), a copy of the consent order and a list of the improvements and repairs consented to and the approximate cost to make them.

**PART III    NOTICE OF ACTUAL APPLICATION**

- A) Exhibit     M     - 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 the territory proposed to be served is located;
  - (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are 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 the Division of the Commission Clerk and Administrative Services;
  - (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. THIS MAY BE A LATE-FILED EXHIBIT.



- B) Exhibit     N     - An affidavit that 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 customer of the system being transferred. A copy of the Notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- C) Exhibit     O     - Immediately upon completion of publication, an affidavit that the notice of actual application was published once 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 shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

**PART IV     FILING FEE**

Indicate the filing fee enclosed with the application:

    \$750.00     (for water) and                      (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility to be transferred has the capacity to serve up to 500 ERC's, the filing fee shall be **\$750.**
- (2) For applications in which the utility to be transferred has the capacity to serve from 501 to 2,000 ERC's the filing fee shall be **\$1,500.**
- (3) For applications in which the utility to be transferred has the capacity to serve from 2,001 ERC's to 4,000 ERC's the filing fee shall be **\$2,250.**
- (4) For applications in which the utility to be transferred has the capacity to serve more than 4,000 ERC's the filing fee shall be **\$3,000.**

**PART V OTHER**

- A) Exhibit N/A - Evidence that the utility owns the land where the utility treatment facilities are located. Or, where the utility does not own the land, a copy of the agreement which provides for the long term, continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.
- B) Exhibit P - The original and two copies of sample tariff sheets reflecting the new name of the utility, the existing rates and charges and territorial description of the water and/or wastewater systems. **Sample tariff(s) are attached.**
- C) Exhibit Q - The utility's current certificate(s) or, if not available, an explanation of the steps the applicant took to obtain the certificate(s).

PART VI AFFIDAVIT

I MATTHEW A. POTTER SEC/TREAS (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: Matthew A. Potter  
Applicant's Signature

MATTHEW A. POTTER

Applicant's Name (Typed)

SEC/TREAS.

Applicant's Title \*

Subscribed and sworn to before me this 7 day in the month of July in the year of 2003 by Matthew Potter

who is personally known to me  or produced identification

Type of Identification Produced

State of Florida  
County of Pasco



Donna Murphy  
Commission # DD 051409  
Expires Aug. 19, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

Donna Murphy  
Notary Public's Signature

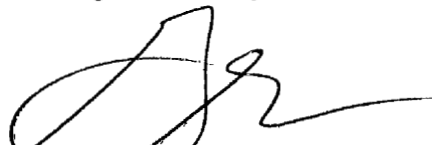
Print, Type or Stamp Commissioned  
Name of Notary Public

\* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

EXHIBIT A

The transfer of this utility is being made to a person who has many years of utility experience. The buyer has the expertise and finances to operate the utility to better serve the public. Therefore, this transfer is in the best interest of the public. We are attaching as part of Exhibit A, the resume of Gary A. Deremer and also a Personal Financial Statement under Exhibit F.

The buyer agrees to fulfill the commitments, obligations and representations of the seller with regard to utility matters.

A handwritten signature in black ink, appearing to read 'G. Deremer', written over a horizontal line.

Gary A. Deremer

---

***Community Utilities of Florida, Inc.***  
***Director and President***

*Nineteen years of progressive, successful experience in all phases of water and wastewater services including professional consulting, engineering, complete utility operations, environmental laboratory services, maintenance, management and construction, related to private and municipal systems*

***Relevant Experience***

*Many years experience in relation to customer service and rate base management at the municipal and private level. Developed, owned and operated H2O Utility Services, Inc. for 7 years building it to the point of sale to American Water Services, Inc. In receipt of numerous letters recognizing the contributions of the AWS organization for outstanding service from Hillsborough County, Suwannee Utility District, City of Port Richey, Palm Beach County School Board, Florida Department of Environmental Protection and other clients.*

***Experience***

Nineteen years of progressive, successful experience in all phases of water and wastewater services including professional consulting, engineering, complete utility operations, environmental laboratory services, maintenance, management, and construction.

Previously held the position of Florida Vice President of Operations for American Water Services, Inc., responsibilities included planning, budgeting, staffing, business development, training, and provision of overall management, leadership and direction for the Florida Division. The Florida division consisted of more than 120 employees with estimated annual contract values in excess of \$11,000,000.00 servicing more than 300,000 utility customers for the year 2002.

Under American Water Services, prepared and implemented merger plan to amalgamate H2O Utility Services, Inc., & Culligan Operating Services into current Florida Operations and Maintenance Group. The merger plan provided the foundation and blueprint for the newly formed Florida Operations and Maintenance group and accurately identified areas of administrative consolidation including office locations, equipment and staffing resources, the cross marketing of business lines within and outside of the Florida group, the creation of geographical regions to enhance customer service and increase profitability, and future markets. The plan was successfully implemented in January 2001 as demonstrated by achieving target margins, staffing stability, and increased market share and notable growth.

The merger plan covered the selection and development of key management personnel, the creation of detailed job descriptions and compensation packages remunerating vital personnel based upon performance and profitability within respective venues. In addition, detailed job descriptions were produced, market salary surveys were conducted, and progressive job classifications were developed for all levels of staffing. An adjustment was made to realign compensation levels commensurable to licensing, responsibility, training, and experience.

Coordinated company name change which included re-assignment of numerous contracts, updating of company identification with respect to signage, letterhead, uniforms, vehicles, etc., and qualifying company as a State of Florida General Contractor, Engineering Firm and Certified Environmental Laboratory.

Developed new accounting practices and procedures to document, identify and track profitability for each of the five regions, Engineering and Laboratory divisions. Secured in excess of \$10,000,000.00 in aggregate value of new business in the areas of utility operation, maintenance and construction during the year of 2001. In late 2001 expanded to create an additional region in the US Virgin Islands. The market within the new region is consistent with the Florida market. Initial presence in the market has been established, and the new region fits well within the overall organizational structure. This new region is currently self-supportive in regard to revenue, high levels of growth are expected, and margins are expected to be slightly higher than the Florida market.

***Community Utilities of Florida, Inc.***

*Director and President*

***Current and Past Professional Experience***

Created H2O Utility Services, Inc. in 1993 as a utility operations and maintenance company. The company primarily provided utility related services within the State of Florida. In 1998 the company was expanded to provide Engineering, General Contracting and Laboratory Services. The company experienced progressive growth and substantial profitability. Acted in the capacity of Company President from inception to sale of the company. The company was acquired by Azurix North America in November 2000.

- For several years has maintained the appointed public position as Consulting Director for the City of Port Richey, Florida public utility system
- Prepares various technical reports, policies and plans relating to water conservation, water distribution cross connection control, emergency operation procedures, auxiliary power generation, disaster preparedness, capacity analysis for water and wastewater systems, unaccounted water studies, safety programs and other related reports.
- Provides contract management of public, private and individual utilities serving a population of more than 300,000 residents.
- Provides operation, maintenance, and management for more than 300 separate water treatment and distribution facilities including 450 groundwater wells ranging in size from .035 MGD to 2.0 MGD.
- Provides operation, maintenance, and management for more than 180 separate wastewater treatment and collection facilities ranging in size from .005 MGD to 2.0 MGD.
- Supervises the maintenance activities for various municipal water treatment and distribution systems, and wastewater collection systems with capacities up to 60.0 MGD, including large scale piping system repairs up to 48 inches in diameter.
- Supervises and coordinates all phases of utility related construction project management, including design, design-build, and design-build-operate projects.
- Professional experience along with first hand knowledge of all aspects of utility operation, engineering, maintenance, construction and laboratory service including water and wastewater plant operations and maintenance, distribution and collection system operation and maintenance, operation of excavation equipment, vacuum and closed circuit televising trucks, sealing & grouting equipment, pipeline installation, lift station repair and rehabilitation.  
Extensive experience including design, construction, operation and maintenance of various wastewater treatment systems including extended aeration, contact stabilization, nitrogen

***Past Experience - Utility Director - City of Port Richey - May 1989-October 1993:***

- Managed a twenty million dollar water and wastewater utility system. Utility system services approximately 9,000 residents in West Pasco County, Florida. Developed and implemented plans and procedure for the efficient operation and maintenance of the City's utility system.

*Community Utilities of Florida, Inc.*

*Director and President*

- Revised the City of Port Richey Backflow Prevention Ordinance, providing for a Cross Connection Control Program.
- Conducted feasibility studies for private utility systems acquisition.
- Supervised personnel engaged in utility billing, inspection, water and wastewater operation, and maintenance.
- Presented a water conservation style rate structure to the City Council, which subsequently became an ordinance.
- Evaluated work performance of subordinates, initiated personnel actions relating to hiring, retention, promotion, discipline, and termination.
- Participated in new employee orientation, trained and instructed subordinates.
- Made recommendations to City Council regarding sufficiency of rates, capital improvements, budgeting, staffing and Utility related contracts.

Past Experience - Plant Operator II - City of St. Petersburg - 1985-May 1989:

- Performed as Plant Operator II in 65 MGD lime softening filtration plant.
- Monitored influent and effluent pumping rates, controlled operation of four well fields, performed well field preventive maintenance schedules.
- Conducted lab procedures in water quality analysis, assisted in controlling stock of chemicals used for treatment processes.
- Operated centrifugal pumps, limeslakers, solid contact basins, rapid sand filters, coagulation /flocculation feed equipment, aerators, emergency power generators, chlorination equipment, and booster pump stations.
- Assisted with the preparation of the Department of Environmental Regulation reporting; training new personnel and conducted public tours of the treatment facility.

Past Experience – Field Supervisor- Pasco County Utilities – 1983 – 1985

- Working Supervisor responsible of one of more field crews performing maintenance on the County's water distribution and wastewater collection systems. Work included operation of and phosphorus removal, high level disinfection, advanced waste treatment, sequential batch reactors, rotating biological contactors, trickling filters, rapid infiltration basins, spray fields, wetland treatment & disposal systems, reuse and reclaim systems, surface water discharges and deep well injection.

Provides contract negotiations for private and public utilities relating to bulk water and wastewater agreements, service territories, and associated fee and rate schedules.

Has testified before the Florida Public Service Commission and provided General Consultation relative to Utility rate cases, specifically with regard to cost allocations, rate base adjustment and other related matters.

*Education*

Pinellas Vocational Technical Institute. Florida Water and Pollution Control Operators Association. Backflow Prevention Assembly Tester Training Course. September 1990.

- Santa Fe Community College. Florida Water and Pollution Control Operators Association. Water Distribution Class C Technology Training Course. August 1990.
- California State University Sacramento. Operation and Maintenance of Wastewater Collection Systems. Volume I: June 1990. Volume II: September 1990.
- California State University, Sacramento. Operation and Maintenance of a Water Distribution System. February 1990.

***Community Utilities of Florida, Inc.***

*Director and President*

- Michigan State University. Supervisory Management in the Water/Wastewater Field. November 1990.
- University of Florida. Water Treatment Plant Operations Course. December 1988.
- California State University, Sacramento. Water Treatment Plant Operation. Volume I: January 1988. Volume II: July 1988.
- Pinellas Vocational Technical Institute. Water Operations Training Program Class C. December 1986.
- Florida Water and Pollution Control Operators Association. Water and Wastewater Treatment. Annual Short School. December 1986. October 1987. February 1988.

***Professional Certification***

- State of Florida licensed Underground Utility Contractor  
State of Florida, Department of Business and Professional Regulation: Licensed Water Treatment Plant Operator, Certification (#COA5894)
- **Class A** February 1989
- **Class B** August 1988
- **Class C** February 1987
- Instructed students during an annual Short School in the subjects of mathematics and lime softening.
- Conducted numerous oral presentations on water conservation to various civic associations in West Pasco County.
- State of Florida, Department of Business and Professional Regulation: Licensed Wastewater Treatment Plant Operator. Certification (#COB8727).
- **Class B** July 1994
- **Class C** May 1993
- **Class D** November 1986. State of Florida, Department of Business and Professional Regulation; Licensed Wastewater Treatment Plant Operator. Certification (#COB8727).
- Florida Water and Pollution Control Operators Association:
- Wastewater Collection Technician.  
**Class A** Certification #358 July 1997
- Wastewater Collection Technician.  
**Class B** Certification #563. October 1993.
- Wastewater Collection Technician. **Class C** Certification #1351. August 1991.
- Backflow Prevention Assembly Tester. Certification #7.



EXHIBIT C

ASSET PURCHASE AGREEMENT

AGREEMENT made as of this 30th day of December 2002, by and between VIRGINIA CITY UTILITIES, INC., a Florida corporation ("Seller"), and VIRGINIA CITY UTILITY COMPANY, a division of Community Utilities of Florida, Inc., a Florida corporation ("Purchaser").

WHEREAS, Seller owns certain assets related to a water distribution system and the related easements if any, supplying Virginia City subdivision, having a mailing address of P.O. Box 845, New Port Richey, Florida; and

WHEREAS, Purchaser desires to acquire all of the Assets of Seller used in connection with the business, along with the related easements if any; and

WHEREAS, Seller desires to sell, transfer and assign to Purchaser Seller's Assets; and

WHEREAS, the parties desire to document their understanding regarding the purchase and sale of the Assets.

NOW, THEREFORE, in consideration of the promises and of the covenants and agreements herein contained, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, it is agreed as follows:

1. Purchase Price. In consideration for the sale of the Assets hereinabove described, Purchaser will pay Seller the sum of \$140,000.00, and will not assume any liabilities of Seller.

(a) Method of Payment. The Purchase price shall be paid as follows:

(1) One Hundred Forty Thousand Dollars in cash or by bank or cashier's check, or by wire transfer to be paid at Closing, or transferred prior thereto.

(b) The Seller and Purchaser will settle all accruals, prepaid customer bills, and all customer service deposits after closing is completed.

2. The Seller has good and marketable title to all of the personal Assets, tangible and intangible, being conveyed to Purchaser hereunder and is conveying such title to Purchaser. Such assets are subject to no liens and encumbrances. All such Assets are in working condition, but otherwise sold "AS IS".

3. The parties acknowledge that this contract must be approved by the Florida Public Service Commission and is contingent on that approval. Purchaser shall use due diligence to apply for such approval at its expense, and Seller shall reasonably cooperate with the

EXHIBIT C

application in order to gain such approval. All costs connected with the application shall be borne by Purchaser, whether or not the application is approved or denied.

4. The Closing. The Closing shall be held in the offices of Allgood & Misemer, P.A., 5645 Nebraska Avenue, New Port Richey, FL 34652, on December 30, 2002 ("Closing Date"). If all other conditions of the contract have been satisfied but the approval of the Public Service Commission or other applicable governmental body has not at that time been granted or denied, the Closing shall nonetheless be held on schedule subject to any other provisions of this contract.

5. Effective Date. The conveyances of the Assets shall be effective for all accounting and proration purposes as of the close of business on the Closing Date.

6. Survival of Representations and Warranties. The warranties, representations, covenants and agreements set forth herein shall be continuous and shall survive the termination of this Agreement or any part hereof.

7. Entire Agreement. This Agreement contains the entire understanding between the parties hereto with respect to the transactions contemplated hereby, and this Agreement supersedes in all respects all written or oral understandings and agreements heretofore existing between the parties hereto.

8. Expenses. Each of the parties to this Agreement shall pay its own expenses in connection with this Agreement and the transactions contemplated hereby, including the fees and expenses of its counsel, certified public accountants and other experts.

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

Matthew P. Potter  
Witness as to Seller  
[Signature]  
Witness as to Seller

[Signature]  
Witness as to Purchaser  
[Signature]  
Witness as to Purchaser

Seller  
By: [Signature], President  
(corporate seal)

Purchaser  
By: [Signature]  
(corporate seal)

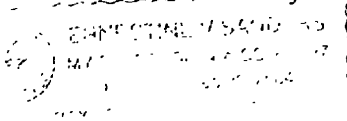
**EXHIBIT C**

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2002, by JUDSON F. POTTER, as President of VIRGINIA CITY UTILITIES, INC., who is personally known to me.

*Ernestine Borders*  
Notary Public

My Commission expires:



STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2002, by GARY DEWEER, as President of VIRGINIA CITY UTILITY COMPANY, who is personally known to me.

*Ernestine Borders*  
Notary Public

My Commission expires:

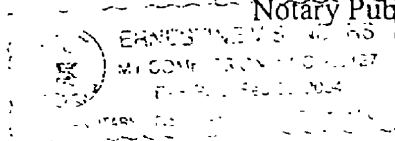


EXHIBIT C

AGREEMENT TO CLOSING BEFORE  
PUBLIC SERVICE COMMISSION APPROVAL

BY THIS INSTRUMENT, in connection with the sale of assets by VIRGINIA CITY UTILITIES, INC., a Florida corporation, to VIRGINIA CITY UTILITY COMPANY, a division of Community Utilities of Florida, Inc., a Florida corporation ("buyer"), the parties agree that the transaction shall be closed effective December 30, 2002, but that the transaction remains contingent upon the approval of the Public Service Commission and that the closing is subject to rescission if the approval is not granted. In order to facilitate such a rescission if the approval is not granted, the buyer agrees to operate the system and to keep bookkeeping and other records in a form as close as possible to that used by VIRGINIA CITY UTILITIES, INC., prior to the sale.

Buyer acknowledges that the transaction is being closed at this time at his request, and that:

1. Buyer shall hold seller harmless from any loss suffered as a result of closing before the approval of the Public Service Commission, including, without limitation, liability for fines levied by the Commission.
2. Any additions, repairs, improvements to any real or personal property conveyed to buyer shall be made at the buyer's expense, and seller shall be under no duty to reimburse buyer for any such expenses if the Public service Commission approval is not granted. Income generated by the assets purchased shall be the property of buyer, who may use the income in making any such additions, repairs and improvements. However, buyer shall not mortgage or pledge any future income generated by the assets, in order to finance such repairs, additions or improvements prior to such approval.
3. Certain prorations to have been performed at closing, will be made within a reasonable time after closing rather than as an adjustment at closing. Any net amount owed shall be paid by the obligor in cash, promptly after the computation of the prorations have been completed.

VIRGINIA CITY UTILITIES, INC.

By: Judson J. Tetter, President

VIRGINIA CITY UTILITY COMPANY

By: \_\_\_\_\_

EXHIBIT C

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that VIRGINIA CITY UTILITIES, INC., a Florida corporation, seller, for and in consideration of the sum of Ten Dollars (\$10.00), to it paid by VIRGINIA CITY UTILITY COMPANY, a division of Community Utilities of Florida, Inc., a Florida corporation, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver to buyer the following personal property, WHERE IS and AS IS:

All of the water pipes, connections, water meters, and each and every item of personal property that aggregately make up the Virginia City water collection and distribution system; pipes and connections of every description which aggregately make up the Virginia City water system; pertaining to all properties currently served by Virginia City; and including all easements and contract rights and other assets currently used or reasonable necessary for the purchaser to continue to operate the systems and to provide and collect for the services described above; and including the non-exclusive use of the name "Virginia City" in connection with the water and sewer system.

TO HAVE AND TO HOLD unto buyer forever.

Seller covenants that it is the lawful owner of the property conveyed; that they are free from all encumbrances; and that it has good right to sell the property; and that it will warrant and defend the sale of the property hereby made unto buyer against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, seller has executed the foregoing interment this 30th of Dec., 2002.

VIRGINIA CITY UTILITIES, INC.

By: Judson A. Patten, President

Matthew A. Patten  
Witness

[Signature]  
Witness

COPY

**EXHIBIT D**

All regulatory assessment fees, fines, or refunds owed have been paid by the applicant.

**EXHIBIT E**

This is a cash purchase from the buyer, there is no financing.

**EXHIBIT G**

The proposed net book value of the system as of the date of the proposed transfer is \$28,263.00 as determined by adding up the net book value of the assets transferred to the buyer and as listed on the most recent Annual Report.

**EXHIBIT H**

The buyer is requesting an acquisition rate adjustment at this time, amounts to be determined under an audit, based upon the actual value of the system being more than the book value, correcting items that have been expensed instead of capitalized, improvements that have been recorded as repairs, etc.

**EXHIBIT K**

The buyer had obtained copies of the Federal Income tax Returns of the seller.

**EXHIBIT L**

After reasonable inspection, the buyer agrees that the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set forth by the (DEP). There are lead & copper issues due to this being a consecutive system with Pasco County water corrosive, however Mr. Deremer is addressing this issue at this time. Also, the buyer has been the Certified Water Operator and in charge of all utility maintenance, repairs, water testing, and DEP issues for several years.

**EXHIBIT F**

The transferee is relying on funds provided by its major shareholder, Gary A. Deremer. This is the only person or entity providing funding for this transfer. A Personal Financial Statement is attached as Exhibit F.

EXHIBIT F

GARY A. AND PATRICIA S. DEREMER  
STATEMENT OF ASSETS AND LIABILITIES  
(ESTIMATED VALUE BASIS)  
DECEMBER 10, 2002



**EXHIBIT F**

**J. S. BAILLIE, JR.**  
CERTIFIED PUBLIC ACCOUNTANT  
2153 GRAND BLVD.  
HOLIDAY, FL 34690  
(727) 937-6650

December 19, 2002

Gary A. and Patricia S. Deremer  
New Port Richey, Florida

We have compiled the accompanying Statement of Assets and Liabilities (Estimated Value Basis) of Gary A. and Patricia S. Deremer as of December 10, 2002, and related selected information, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of the owners. We have not audited or reviewed the accompany financial statement and related selected information and, accordingly, do not express an opinion or any other form of assurance on it.

Further, as described in Note 1, the financial statement departs from generally accepted accounting principles in that your estimate of market values has been substituted for the historical cost of certain assets and the effect of this departure from generally accepted accounting principles on financial position has not been determined.

You have elected also to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about our financial position and changes in it. Accordingly, this financial statement is not designed for those who are not informed about such matters.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. S. Baillie, Jr.", written over a horizontal line.

J. S. Baillie, Jr.  
Certified Public Accountant

EXHIBIT F

GARY A. AND PATRICIA S. DEREMER  
STATEMENT OF ASSETS AND LIABILITIES  
(ESTIMATED VALUE BASIS)  
DECEMBER 10, 2002

ASSETS:	
Cash	
Checking Accounts	\$ 566,000
Active Asset Accounts	40,000
Marketable Securities	70,000
Deferred Compensation	127,445
Office Building	1,323,000
Personal Residence - Schooner Place	650,000
Developed Lots	
Seaforest Drive	40,000
Commercial - Fire Station Road	150,000
Multi Family - Fire Station Road	70,000
Mooring Lots - Gulf Harbors	80,000
Undeveloped Lots - 10 Acres Port Richey	135,000
Personal Property	200,000
Watercraft (4 vessels)	80,000
Vehicle - 2001 Ford F150 Truck	14,000
Note Receivable - American Water	311,500
Escrow Account - American Water	155,750
Deferred Payment - American Water	120,000
Note Receivable - Lindrick Service Corp.	111,250
<b>TOTAL ASSETS:</b>	<b><u>4,243,945</u></b>
LIABILITIES:	
Notes Payable	
Vehicle - 2001 Ford F150 Truck	12,000
Personal Residence	350,000
Office Building	874,000
Reserved for Income Taxes on Unrealized Appreciation	222,600
<b>TOTAL LIABILITIES:</b>	<b><u>1,458,600</u></b>
<b>EXCESS OF ASSETS OVER LIABILITIES:</b>	<b><u>\$ 2,785,345</u></b>

## EXHIBIT F

GARY A. AND PATRICIA S. DEREMER  
SELECTED INFORMATION  
SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY  
GENERALLY ACCEPTED ACCOUNTING PRINCIPLES ARE OMITTED  
DECEMBER 10, 2002

Note 1 - Owners' Estimated Values:

The owners have substituted their estimate of market values for historical cost of all assets unless noted otherwise in the notes which follow.

Note 2 - Deferred Compensation:

The amount represents Mr. and Mrs. Deremer's fully vested portion of the investment in personal and company retirement plans. The details are as follows:

Publix Markets 401K Plan	\$ 30,541
Publix Markets ESOP	43,181
H2O Utility Services, Inc. 401K Plan	40,643
National Deferred Retirement	5,547
Morgan Stanley Dean Witter IRA	2,918
Morgan Stanley Dean Witter IRA	4,615
Total	<u>\$ 127,445</u>

Note 3 - Note Receivable, Escrow Account and Deferred Payments-American Water

Mr. Deremer previously owned 44.67% of H2O Utility Services, Inc. On November 15, 2000 he, along with the other stockholders of the company, entered into an agreement to sell the corporation to Azurix, a publicly traded company. Azurix was later merged into American Water. The amounts represent the balances of obligations due Mr. Deremer under that contract, subject to the various terms and conditions of the contract.

Note 4 - Reserved for Income Taxes on Unrealized Appreciation:

The excess of estimated values over historical cost, if realized, would result in income taxes at capital gains tax rates, unrealized income represented by the deferred compensation, if realized, would result in income taxes at ordinary income tax rates, therefore, a provision for income taxes has been made accordingly.

EXHIBIT M, N AND O

I MATTHEW A. POTTER SEC/TREAS , do solemnly swear and affirm that the below legal 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 all entities required to be notified, as referenced on the attached list that was provided by Florida Public Service Commission Certification Supervisor Patti Daniel, as well as all of the customers of the utility and published in a newspaper.

By: Matthew A. Potter  
Matthew A. Potter  
Sec/Treas.

LEGAL NOTICE

Notice is hereby given on April 25, 2003 pursuant to Section 367.071, Florida Statutes, of the application for a transfer of Water Certificate No. 149-W held by Virginia City Utilities, Inc. from Virginia City Utilities, Inc. to Virginia City Water Company a division of Community Utilities of Florida, Inc., providing service to the following described territory in Pasco County, Florida.

Providing service to customers of Virginia City Utilities, Inc. located in the Virginia City subdivision and a few adjoining commercial parcels located in Pasco County. The area is outlined by State Road 54 on the South, Trouble Creek Road on the North, and Thys Road on the East.

Any objection to the said application must be made in writing and filed with the Director, Division of the Commission Clerk & Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Virginia City Utilities, Inc., P.O. Box 845, New Port Richey, FL 34656

**EXHIBIT M**

**STATE OF FLORIDA**

COMMISSIONERS:  
LILA A. JABER, CHAIRMAN  
J. TERRY DEASON  
BRAULIO L. BAEZ  
RUDOLPH "RUDY" BRADLEY  
CHARLES M. DAVIDSON



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

**Public Service Commission**

April 23, 2003

Mr. Matthew Potter  
5940 Main Street  
New Port Richey, FL 34652

**Re: Notice by Dixie Groves Estates, Inc. and Virginia City Utilities, Inc. for transfer of certificates in Pasco County**

Dear Mr. Potter:

Attached is a list of entities that must be notified in accordance with Commission Rule 25-30.030, Florida Administrative Code. Please note the dates at the top of the list that state the list is valid for sixty days.

The staff has reviewed the proposed notice you sent by fax and it looks fine. If you have any questions, please contact Tom Walden at 850-413-6950.

Sincerely,

A handwritten signature in cursive script that reads "Patti Daniel".

Patti Daniel  
Certification Supervisor

PD:tjw  
enclosure

EXHIBIT M

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY

(VALID FOR 60 DAYS)  
04/23/2003-06/21/2003

UTILITY NAME

MANAGER

PASCO COUNTY

ALLEN LAFORTUNE AND OTIS FONDER (WU556)  
36645 SUNSHINE ROAD  
ZEPHYRHILLS, FL 33541-1182

ALLEN LAFORTUNE  
(813) 782-6929

ALOHA UTILITIES, INC. (WS001)  
6915 PERRINE RANCH ROAD  
NEW PORT RICHEY, FL 34655-3904

STEPHEN G. WATFORD  
(727) 372-0115

C. S. WATER COMPANY, INC. (WU030)  
P. O. BOX 40  
CRYSTAL SPRINGS, FL 33524-0040

CLYDE A. BISTON  
(813) 783-2984 (OFFICE)

CRESTRIDGE UTILITY CORPORATION (WU049)  
4804 MILE STRETCH DRIVE  
HOLIDAY, FL 34690-4358

JUDY RIVETTE  
(727) 937-6275

DIXIE GROVES ESTATES, INC. (WU056)  
% MATTHEW A. POTTER, CPA  
5940 MAIN STREET  
NEW PORT RICHEY, FL 34652-2716

JUDSON F POTTER  
(727) 845-1530

EAST PASCO UTILITIES, INC. (WS017)  
11838 TEE TIME CIRCLE  
NEW PORT RICHEY, FL 34654-6234

JACKIE TURCO  
(727) 845-3199

FLORALINO PROPERTIES, INC (WU075)  
P. O. BOX 5017  
LARGO, FL 33779-5017

TONY TUBOLINO  
(727) 843-0064

FLORIDA WATER SERVICES CORPORATION (WS554)  
P. O. BOX 609520  
ORLANDO, FL 32860-9520

CARLYN KOWALSKY  
(407) 598-4297

FOREST HILLS UTILITIES, INC. (WS081)  
1518 U.S. HIGHWAY 19  
HOLIDAY, FL 34691-5649

ROBERT L. DREHER  
(727) 937-7457

HACIENDA UTILITIES, LTD. (SUB10)  
7107 GIBRALTAR AVENUE  
NEW PORT RICHEY, FL 34653-4014

ALLAN MARTIN  
(727) 847-1409

## EXHIBIT M

### LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY

(VALID FOR 60 DAYS)  
04/23/2003-06/21/2003

UTILITY NAME

MANAGER

PASCO COUNTY (continued)

HOLIDAY GARDENS UTILITIES, INC. (WU109) 4804 MILE STRETCH DRIVE HOLIDAY FL 34690-4358	JUDY RIVETTE (727) 937-6275
HOLIDAY UTILITY COMPANY, INC. (WU111) P. O. BOX 27 TARPON SPRINGS, FL 34688-0027	MELODY MICKLER (727) 937-3750
HUDSON UTILITIES, INC. (SU114) 14334 OLD DIXIE HIGHWAY HUDSON, FL 34667-1134	MATHEW GRIFFIN (727) 863-0205
JASMINE LAKES UTILITIES CORPORATION (WS630) % AQUASOURCE, INC. 6960 PROFESSIONAL PARKWAY EAST, #400 SARASOTA, FL 34240-8432	NANCE GUTH (941) 907-7411
KEMPLE WATER COMPANY (WU132) 37502 MARCLIFF TERRACE ZEPHYRHILLS, FL 33541-8451	RICHARD KEMPLE (813) 782-2972
L W V UTILITIES, INC. (WU135) 7552 CONGRESS STREET, SUITE 4 NEW PORT RICHEY, FL 34653-1106	JAMES C WEEKS (727) 849-9389
LABRADOR SERVICES, INC. (WS835) P. O. BOX 1206 ZEPHYRHILLS, FL 33539-1206	HENRY VIAU (813) 780-7364
LINDRICK SERVICE CORPORATION (WS149) P. O. BOX 1176 NEW PORT RICHEY, FL 34656-1176	HELEN L. MCNEIL (727) 848-1165
MAD HATTER UTILITY, INC. (WS155) 1900 LAND O' LAKES BLVD. SUITE 107 LUTZ, FL 33549-2913	LARRY G. DELUCENAY (813) 949-2167 OR 5977
MINK ASSOCIATES II, LLC. D/B/A TIMBERWOOD UTILITIES (WS843) 36323 ARBOR OAKS DRIVE ZEPHYRHILLS, FL 33541-2031	GERALD D. ROSS (585) 223-1880

EXHIBIT M

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY

(VALID FOR 60 DAYS)  
04/23/2003-06/21/2003

UTILITY NAME

MANAGER

PASCO COUNTY (continued)

ORANGELAND WATER SUPPLY (WU179)  
2109 OVERVIEW DRIVE  
NEW PORT RICHEY, FL 34655-4131

FRED J. SNELL  
(727) 372-8330

ORANGWOOD LAKES SERVICES, INC. (WS180)  
7602 CONGRESS STREET, SUITE 4  
NEW PORT RICHEY, FL 34653-1107

ALFRED G. HEILER  
(727) 849-9555

PARADISE LAKES UTILITY, L.L.C. (WS446)  
P. O. BOX 750  
LAND O' LAKES, FL 34639-0750

JOSEPH T. LETTELLEIR  
(813) 949-9327 EXT 322

PASCO UTILITIES, INC. (WU190)  
P. O. BOX 4118  
TAMPA, FL 33677-4118

LIONEL LLANES  
(813) 877-8330

SKY ACRES ENTERPRISES D/B/A TERRACE PARK VENTURES (SU750)  
14332 NORTH LANE DRIVE  
MARATHON, WI 54448-9596

TERRY HOFFER  
(715) 443-6333

SOUTH PASCO UTILITIES, INC (WS634)  
P. O. BOX 16800  
TAMPA, FL 33687-6800

GEORGE L. BLACK, JR.  
(813) 986-2489

UTILITIES, INC. OF FLORIDA (SU640)  
200 WEATHERSFIELD AVENUE  
ALTAMONTE SPRINGS, FL 32714-4099

DONALD RASMUSSEN  
(407) 869-1919

UTILITIES, INC. OF FLORIDA (WU372)  
200 WEATHERSFIELD AVENUE  
ALTAMONTE SPRINGS, FL 32714-4099

DONALD RASMUSSEN  
(407) 869-1919

VIRGINIA CITY UTILITIES, INC. (WU718)  
% MATTHEW A POTTER, CPA  
5940 MAIN STREET  
NEW PORT RICHEY, FL 34652-2716

JUDSON F. POTTER  
(727) 845-1530



EXHIBIT M

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY

(VALID FOR 60 DAYS)  
04/23/2003-06/21/2003

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CLERK, BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY  
38053 LIVE OAK AVENUE  
DADE CITY, FL 33525

DEP SOUTHWEST DISTRICT  
3804 COCONUT PALM DRIVE  
TAMPA, FL 33618-8318

MAYOR, CITY OF DADE CITY  
P O. BOX 1355  
DADE CITY, FL 33526-1355

MAYOR, CITY OF NEW PORT RICHEY  
5919 MAIN STREET  
NEW PORT RICHEY, FL 34652

MAYOR, CITY OF PORT RICHEY  
ATTN: CITY CLERK  
8624 PORT RICHEY VILLAGE LOOP  
PORT RICHEY, FL 33568

MAYOR, CITY OF SAN ANTONIO  
32819 PENNSYLVANIA AVENUE  
P O BOX 75  
SAN ANTONIO, FL 33576-0075

MAYOR CITY OF ST. LEO  
P O BOX 2479  
ST. LEO, FL 33574-2479

MAYOR, CITY OF ZEPHYRHILLS  
5335 8TH STREET  
ZEPHYRHILLS, FL 33540-5133

EXHIBIT M

LIST OF WATER AND WASTEWATER UTILITIES IN PASCO COUNTY

(VALID FOR 60 DAYS)  
04/23/2003-06/21/2003

UTILITY NAME

MANAGER

MIKE WELLS, PASCO COUNTY PROPERTY APPRAISER  
38053 LIVE OAK AVENUE, SUITE 211  
P. O. BOX 401  
DADE CITY, FL 33526-0401

PASCO COUNTY ADMIN., 7530 LITTLE ROAD  
PUBLIC WORKS UTILITY BUILDING  
NEW PORT RICHEY, FL 34654

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

TAMPA BAY REGIONAL PLANNING COUNCIL  
9455 KOGER BLVD., SUITE 219  
ST. PETERSBURG, FL 33702-2491

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

# PASCO TIMES

An Edition of the St. Petersburg Times

Published Daily

Port Richey, Pasco County, Florida

## STATE OF FLORIDA COUNTY OF PASCO:

Before the undersigned authority personally appeared Janice Lopez who on oath says that she is Legal Clerk of the Pasco Times a daily newspaper published at Port Richey, in Pasco County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter of RE: Legal Notice  
Virginia City

\_\_\_\_\_ in the \_\_\_\_\_ Court  
was published in said newspaper in the issues of  
May 3, 2003

Affiant further says the said Pasco Times is a newspaper published at Port Richey, in said Pasco County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as second class mail matter at the post office in Port Richey in said Pasco County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Janice Lopez

Sworn to and subscribed before me this 3rd day  
of May, 2003 .



Kimberly L Cronshaw  
MY COMMISSION # CC815950 EXPIRES  
June 26, 2003  
BONDED THRU TROY FARM INSURANCE, INC.

Kimberly L. Cronshaw  
Signature of Notary Public

Personally known X or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

### LEGAL NOTICE

Notice is hereby given on May 1, 2003 pursuant to Section 367.071, Florida Statutes, of the application for a transfer of Water Certificate No. 149-W held by Virginia City Utilities, Inc. from Virginia City Utilities, Inc. to Virginia City Water Company a division of Community Utilities of Florida, Inc., providing service to the following described territory in Pasco County, Florida.

Providing service to customers of Virginia City Utilities, Inc. located in the Virginia City Subdivision and a few adjoining commercial parcels located in Pasco County. The area is outlined by State Road 54 on the South, Trouble Creek Road on the North, and Thys Road on the East.

Any objection to the said application must be made in writing and filed with the Director, Division of the Commission Clerk & Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.  
Virginia City Utilities, Inc.,  
P.O. Box 845  
New Port Richey, FL 34656  
(1000661958) 05/03/03

EXHIBIT P

Original Sheet No. 16.0

NAME OF COMPANY: Virginia City Utility Company  
WATER TARIFF

GENERAL SERVICE  
RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.  
APPLICABILITY - For water service for all purposes customers for which no other schedule applies  
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.  
BILLING PERIOD - Monthly  
RATE Metered Rate

<u>Base Facility Charge</u>	<u>Commission Approved Rates</u>
<u>Meter Size</u>	
5/8"	\$ 7.16
3/4 "	\$10.75
1"	\$17.91
1 1/2"	\$35.83
2"	\$57.32

Gallonage Charge  
Per 1,000 gallons \$ 3.60

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 is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - May 31, 2003

TYPE OF FILING - Pass-Through and Index

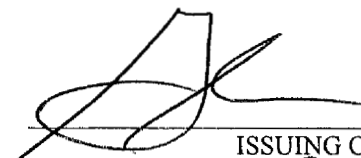

  
ISSUING OFFICER  
Gary Beremer  
  
TITLE

EXHIBIT P

Original Sheet No. 17.0

NAME OF COMPANY: Virginia City Utility Company  
WATER TARIFF

RESIDENTIAL SERVICE  
RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.

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

BILLING PERIOD - Monthly

RATE Metered Rate

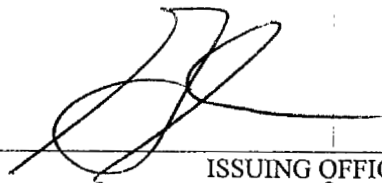
<u>Base Facility Charge</u>	<u>Commission Approved Rates</u>
<u>Meter Size</u>	
5/8"	\$ 7.16
3/4 "	\$10.75
1"	\$17.91
1 1/2"	\$35.83
2"	\$57.32


Gallonage Charge  
Per 1,000 gallons \$ 3.60

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 is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - May 31, 2003

TYPE OF FILING - Pass-Through and Index

  
ISSUING OFFICER  
Gary Deremer

  
TITLE



FLORIDA

Public Service Commission

CERTIFICATE NUMBER

149 - W

EXHIBIT Q

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to VIRGINIA CITY UTILITIES, INC.

Whose principal address is 6319 Conniewood Square New Port Richey, Florida 34653 (Pasco County).

to provide water service in accordance with the provisions 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 5809 DOCKET C-73215-W
ORDER PSC-94-0084-FOF-WU DOCKET 931028-WU
ORDER DOCKET
ORDER DOCKET

BY ORDER OF THE FLORIDA PUBLIC SERVICE COMMISSION

Signature of Steve Fubella, Director, Division of Records & Reporting

