

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Oak Springs,)
LLC to operate a water utility in)
Orange and Lake Counties, Florida)
_____)

Docket No. 040515-00

APPLICATION FOR ORIGINAL WATER CERTIFICATE

Applicant, Oak Springs, LLC (hereinafter "the Utility", "the Applicant" or "Oak Springs"), by and through its undersigned attorneys, and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, files this Application for a certificate to operate a water utility in Orange and Lake Counties and in support thereof states:

I.

The Applicant's name and address is:

Oak Springs, LLC
12 Highland Street
Sorento, Florida 32776

II.

The name and address of the person to contact concerning this Application is:

F. Marshall Deterding
Rose, Sundstrom & Bentley, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
Phone: (850) 877-6555
Fax: (850) 656-4029

III.

Oak Springs, LLC is a Limited Liability Corporation incorporated in Florida on December 9, 2002.

RECEIVED
MAY 28 AM 9:58
COMMISSION CLERK

and forwarded
for deposit. Fiscal to forward
deposit information to Records.

Initials of person who forwarded check:

[Handwritten initials]

RECEIVED & FILED
[Handwritten signature]
FPSC-BUREAU OF RECORDS

MAPS + ORIG TARIFFS
FORWARDED TO ECR

DOCUMENT NUMBER-DATE
06089 MAY 28 3
FPSC-COMMISSION CLERK

IV.

Because the Applicant is a Limited Liability Corporation, it has no corporate officers and directors. However, the name and address of the Managing Member is:

Michael Campbell
1886 Canova Street Southeast
Palm Bay, FL 32909

The Utility will be operated as a part of the overall company which owns and operates a mobile home rental community, rather than as a separate entity. The names of the persons or entities owning an interest in the Applicant are as follows:

<u>Office</u>	<u>Ownership Interest</u>
Michael V. Campbell - Manager and Member 218 Ashbourne Ct. Melbourne, FL 32940	16%
Robert C. Bigham - Member 14237 SW 96 Terrace Miami, FL 33186	10.667%
J. Cary Monroe - Member 777 S. Harbour Island Blvd. Suite 140 Tampa, FL 33602	10.667%
Yvonne R. Whitcomb - Member 308 South Fielding Avenue Tampa, FL 33606	21.333%
John H. Whitcomb - Member Trustee of the Zachary John Whitcomb Trust U/A 06/24/96 Trustee of the William Taylor Whitcomb II Trust U/A 02/23/95	5.333%
Charles O. Lowe - Member 1818 Brightwater Blvd. St. Petersburg, FL 33704	10.667%
M&J Os, LLC - Member 1886 Canova St., SE Palm Bay, FL 32909	20%

V.

The Applicant has not made an election under Internal Revenue Code Section 1362 to be an S Corporation.

VI.

The Applicant has the financial and technical ability to provide water service to the area applied for herein. Prior to the certification of the Utility, the water system and all of the existing related facilities which will now be utilized by the Utility in providing service to the territory applied for herein, have been operated for many years by Oak Springs, LLC and its predecessors as an exempt system. The system was operated as part of a mobile home rental community with no separate charge for water service. The Utility will continue to employ operations, maintenance, management, and technical advisor personnel necessary to ensure continued efficient provision of high quality water service to the various customers of the Utility and to meet the future and expanding needs anticipated for water services within the proposed territory.

VII.

The Applicant has the technical ability to provide the water service to the proposed territory as applied for herein, and has provided such service on a continuous basis for many years. The Applicant can provide water service as applied for herein and the expansion of that service as and when needed. All of the water facilities currently utilized in providing service to the territory have been operated by the Applicant as an exempt system for several

years. Because of the concern with, and subsequent requirement by the Water Management District with water service provided without separate charge, the Utility has decided to become a regulated entity and to begin charging for such service. The Utility has employed and will continue to employ appropriate management, maintenance and operation personnel to ensure that the system is maintained in accordance with all regulatory requirements and to enlist the services of persons familiar with PSC regulation to assist in ensuring proper reporting and compliance with all applicable Public Service Commission Rules and Regulations.

The Applicant currently operates all existing Utility facilities in question and has the appropriate certificates and licenses to operate those existing supplied facilities. The Utility will continue to employ either through direct employment or through contractual arrangements, the same personnel and hire additional qualified persons as needed in order to continue to provide the same high quality of service as it has provided in the past as an exempt entity.

VIII.

The Applicant has fee simple ownership in the land on facilities utilized for Utility purposes are located. The attached Deed recognizes that right for long term continuous use of that property. This is attached as **Exhibit "A"**.

IX.

There is currently a need for potable water service within the proposed service territory applied for herein. That service

consists of existing residential service. The needs for these various services are throughout the service territory as depicted in the maps included as **Exhibit "B"**.

The Utility has not made inquiries from other Utilities within the area who might be able to provide service to this territory. Because the existing facilities are already in place and providing this service, the only entity that can reasonably provide such service is the owner of those facilities, which is the Applicant herein. Any attempts to obtain service from an outside entity would dramatically increase the cost of such service and quite possibly result in a decrease in the quality of service provided.

In addition the need for continuous service to those already being provided service at no cost, makes such an alternative impractical.

x.

Through funding and the financial support of its mobile home park operators, the Utility will have ample financial backing to ensure the safe, efficient and sufficient provision of potable water service to the territory applied for herein and the expansion as needed of the water treatment and distribution facilities and the proposed service territory to meet all future needs therein. The Utility has not yet begun collecting for service and as such has no revenue. Therefore, attached hereto as **Exhibit "C"**, is a recent balance sheet for the Applicant, Oak Springs, LLC, the mobile home property owner. This demonstrates that the Applicant has ample capital resources to support the initial funding of any

financial needs of the Utility and all future needs as they become apparent. In addition there are no substantial additions necessary to the system in order for it to continue to provide good quality water service in conformance with all applicable standards for the foreseeable future. Also attached as part of **Exhibit "C"** is an affidavit from the Managing Member of Oak Springs, LLC ensuring its financial commitment to the Utility company for all future capital requirements.

XI.

The provision of water service in the proposed service territory, including use of existing facilities as outlined in this Application, will be consistent with the water sections of the local Comprehensive Plans for both Orange and Lake Counties as approved by the Department of Community Affairs.

XII.

The Applicant is and has been providing water services to these properties at no cost. The Applicant plans to begin providing service to all customers within its service territory for compensation immediately upon approval of the rates and charges as outlined herein and certification by the Commission.

XIII.

Attached hereto as **Exhibit "D"** is a statement and table concerning the number of equivalent residential connections proposed to be served by the Applicant by meter size and customer class.

XIV.

Also included in **Exhibit "D"** is a description of the type of customers that Oak Springs, LLC anticipates providing service to.

XV.

Attached hereto as **Exhibit "E"** are the original and two copies of the sample tariff containing all rates, classifications, charges, rules and regulations consistent with Rule 25-9, Florida Administrative Code, which the Applicant herein intends to utilize in providing water service.

XVI.

Attached hereto as **Exhibit "F"** is a description of the territory proposed for inclusion in the Utility's certificated service area using township range and section references. This description is in compliance with Rule 25-30.033(1) and 25-30.030(2), F.A.C.

XVII.

Attached hereto as **Exhibit "G"** are five copies of a map showing the township range and section references with the proposed service territory plotted thereon. The Applicant believes that Exhibit "G" complies with the provisions and intent of Rule 25-30.033(n), F.A.C.

XVIII.

The Utility currently serves 314 Equivalent Residential Connections. Build out of the development comprises 438 lots and source of supply, pumping, treatment and distribution facilities are in place to serve the entire development at build out. Build out of the development is 438 lots, each of which comprises an ERC.

Under the Utility's existing Consumptive Use Permit No. 2416, the Utility is authorized to pump 57.7 million gallons per year, or 158,082 gallons per day, based upon 350 gallons per day per ERC. This is sufficient capacity to provide for 452 ERCs. Therefore, the Utility has in place the existing capacities and permits to provide service to the entire area at build out.

XIX.

The Utility currently utilizes aeration and chlorination with storage as its method of water treatment.

XX.

The Utility is just beginning operation and has not yet received its first dollar of revenue as a regulated utility charging for service and will not receive such revenue until such time as the Florida Public Service Commission approves the appropriate rates and charges for the Utility. However, attached hereto as part of **Exhibit "H"** is an original cost study and other schedules concerning all of the assets of the Utility to be utilized in the provision of the water services. Also included in this Exhibit are schedules of operation and maintenance expenses anticipated to be incurred in such operation. Those lists of assets and O & M expenses are prepared in accordance with the provisions of Rule 25-30.115, Florida Administrative Code. As such, Applicant believes that these exhibits comply with the requirements of Rule 25-30.032(1)(r) and (t).

XXII.

Attached hereto as part of **Exhibit "H"** is a cost study including customer projections supporting the proposed rates and charges and service availability charges as outlined herein.

XXIII.

Attached hereto as part of **Exhibit "H"** are the projected costs of the proposed systems by NARUC account number. The related capacity of each system and ERCs in gallons per day.

XXIV.

Attached hereto as part of **Exhibit "H"** are the projected operating expenses of the proposed systems by NARUC account numbers as currently incurred. Because the Utility is already operated at over 80% of design capacity, the actual costs have been utilized. Also included therein is a schedule showing the Utility capital structure.

XXV.

Attached hereto as **Exhibit "I"** is an affidavit showing that the Utility has provided notice in accordance with the requirements of Rule 25-30.030, F.A.C. to all those entitled to such notice. The publication notice in compliance with Rule 25-30.030(7), F.A.C. is due to be published on May 29, 2004. Proof of publication will be provided to the Commission as Late-Filed **Exhibit "J"** immediately after it is received from the newspaper utilized for this purpose. A copy of the appropriate notice has also been provided by regular mail or personal service to each of the customers of the system to

be certified. An affidavit of such compliance will be Late-Filed Exhibit "K".

XXVI.

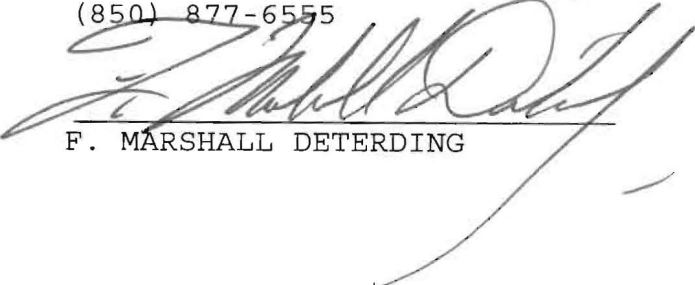
In accordance with the requirements of Section 367.045(1)(d), Florida Statutes and Rule 25-30.033 and 25-30.020, Florida Administrative Code, enclosed is a check for the filing fee in the amount of \$750, which is intended to satisfy the requirements of those rules and statutory sections for a system intended to serve up to 500 ERCs.

XXVII.

The Applicant herein requests that the Florida Public Service Commission grant this Application and issue a certificate to Oak Springs, LLC to provide water service to the territory requested in Orange and Lake Counties. In addition, the Applicant requests that the Commission in its order granting such a certificate, authorize a collection of the rates proposed herein and implementation of the tariffs as included herein.

Respectfully submitted this
28th day of May, 2004, by:

ROSE, SUNDSTROM & BENTLEY, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
(850) 877-6555


F. MARSHALL DETERDING

2certificate.app

This Instrument Prepared By and Return to:

DAVID S. BERNSTEIN, ESQ. (KSD)
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
Post Office Box 14034
St. Petersburg, FL 33733

Parcel No. 09-22-29-9432-00023

INSTR 20020625289

OR BK 06714 PG 3625
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
12/23/2002 10:05:40 AM
DEED DOC TAX 38,500.00
REC FEE 24.00

CFN 2003005900
Bk 02244 Pgs 1297 - 1301; (5pgs)
DATE: 01/17/2003 09:42:10 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 21.00
TRUST FUND 3.00
DEED DOC 0.78

REIMBURSE TO
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road #101
WINTER PARK, FL 32789

Space above

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 15th day of December, 2002, by and between CP LIMITED PARTNERSHIP, a Maryland limited partnership authorized to transact business in the State of Florida as CHATEAU COMMUNITIES LIMITED PARTNERSHIP ("Grantor"), whose address is 6160 South Syracuse Way, Greenwood Village, Colorado 80111, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys unto OAK SPRINGS, LLC, a Florida limited liability company ("Grantee") whose address is 7777 North Wickham Road, #12-311, Melbourne, Florida 32940, the following described real property in Orange County and Lake County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "PROPERTY").

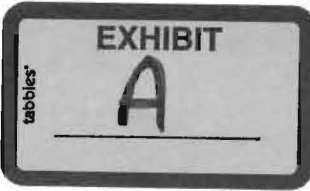
TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

And the Grantor does hereby covenant that, except for the title exceptions set forth on Exhibit "B" attached hereto and made a part hereof, Grantor does fully warrant the title to the Property so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming by, through or under the Grantor, but against none other.

(Signature on following page)

THE PROPERTY IS LOCATED IN ORANGE COUNTY AND LAKE COUNTY, FLORIDA, AND DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN ORANGE COUNTY, FLORIDA.



STP:288825:1

1-STR 20020625289
OR BK 06714 PG 3626

Space above this line for recorder's use only

OR BOOK 02244 PAGE 1298

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal as of the 18th day of December, 2002.

WITNESSES:

GRANTOR:

CP LIMITED PARTNERSHIP, a Maryland limited partnership authorized to transact business in the State of Florida as CHATEAU COMMUNITIES LIMITED PARTNERSHIP

By: ROC COMMUNITIES, INC., a Maryland corporation authorized to transact business in the State of Florida, a General Partner

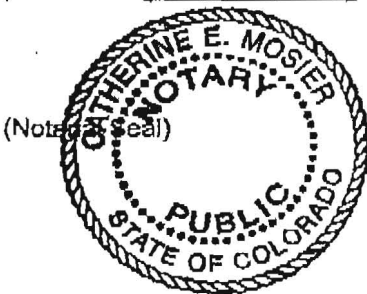
Kimberly Velasquez
Print Name: Kimberly Velasquez

By: C. G. Kellogg
C. G. Kellogg
Vice President

Linda S. Hebrant
Print Name: LINDA S. Hebrant

STATE OF COLORADO
COUNTY OF ARAPAHOE

The foregoing Special Warranty Deed was acknowledged before me this 18th day of December, 2002, by C. G. Kellogg, as Vice President of ROC Communities, Inc., a Maryland corporation authorized to transact business in the State of Florida, as a General Partner of CP LIMITED PARTNERSHIP, a Maryland limited partnership authorized to transact business in the State of Florida as CHATEAU COMMUNITIES LIMITED PARTNERSHIP, who is either [CHECK WHERE APPLICABLE] personally known to me, or has produced a _____ driver's license as identification.

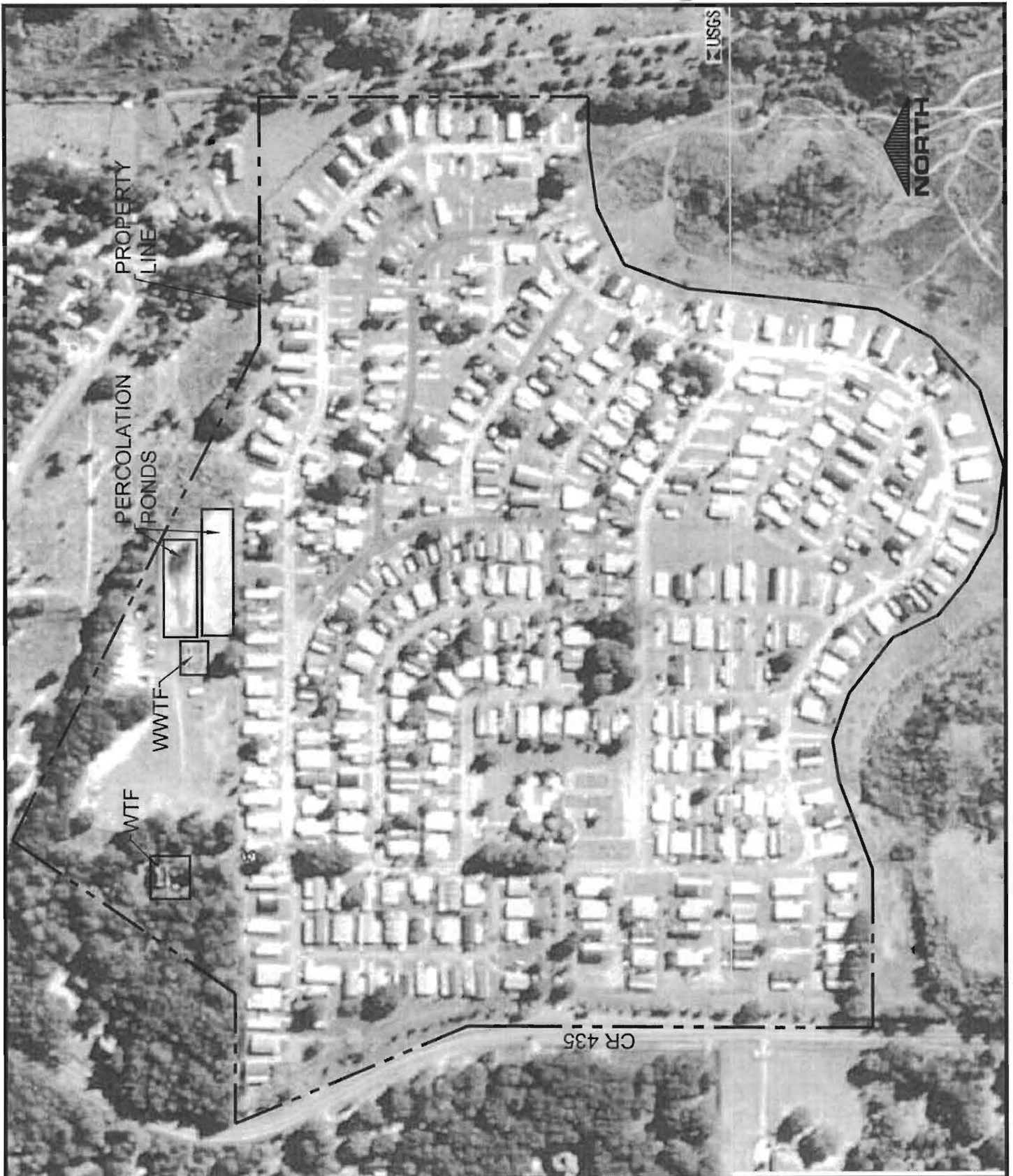


Catherine E Mosier
Print Name: Catherine E Mosier
NOTARY PUBLIC
My Commission Expires: 10/15/03

OAK SPRINGS, LLC

Map

EXHIBIT B



EXCEL ENGINEERING
CONSULTANTS, INC.
ENVIRONMENTAL AND CIVIL ENGINEERS
CASSELBERRY
FLORIDA
TELEPHONE: 407.260.2292
FACSIMILE: 407.260.1193

OAK SPRINGS MOBILE
HOME COMMUNITY

TERRITORY MAP

PROJECT:
MVC03141

SCALE: 1"=300'

DRAWN BY: BDB

CHECKED BY: JRC

DATE: 02/25/04

SHEET 1 OF 1

Oak Springs LLC
Balance Sheet
 As of April 30, 2004

Apr 30, 04

ASSETS

Current Assets

Checking/Savings

1040 · Petty Cash - Office	1,000.00
1050 · Cash Checking	52,803.62
1051 · Money Market	50,633.20
Total Checking/Savings	<u>104,436.82</u>

Accounts Receivable

1100 · Accounts Receivable	-12,977.30
Total Accounts Receivable	<u>-12,977.30</u>

Other Current Assets

Due From M&J Loans

Lot 011	8,587.55
Lot 049	5,970.60
Lot 322	10,278.09
Total Due From M&J Loans	<u>24,836.24</u>

Due From TEC Services, Inc.

1075 · Deposits For Electric	3,735.00
1150 · Floor Plans	
Lot 214	18,919.09
Lot 216	-225.00
Lot 384	13,596.64
Lot 426	16,430.74
1150 · Floor Plans - Other	703.40
Total 1150 · Floor Plans	<u>49,424.87</u>

1155 · Inventory M/H New

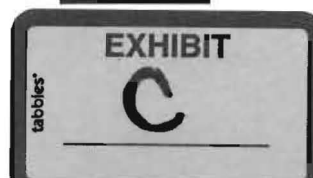
Lot 010	41,703.85
Lot 187	36,145.89
Lot 207	1,650.00
Lot 209	21,169.86
1155 · Inventory M/H New - Other	1,307.68
Total 1155 · Inventory M/H New	<u>101,977.28</u>

1160 · Inventory M/H Used

Lot 030	5,926.58
Lot 037	17,758.33
Lot 103	3,761.31
Lot 104	15,563.68
Lot 149	400.00
Lot 165	32,361.21
Lot 170	33,355.89
Lot 213	1,900.00
Lot 378	4,384.38
Total 1160 · Inventory M/H Used	<u>115,411.38</u>

Total Other Current Assets

304,057.52



Oak Springs LLC
Balance Sheet
As of April 30, 2004

Apr 30, 04

Total Current Assets	395,517.04
Fixed Assets	
2550 · Buildings & Improvements	4,613,964.58
2600 · Land Improvements	4,025.00
2700 · Furniture & Fixtures	2,070.30
2701 · Computer	1,741.61
2750 · Autos, Trucks & Tractors	24,847.72
2850 · Land	1,100,000.00
2851 · Accumulated Depreciation	-68,768.00
2852 · Accum. Amortization	-122.00
Total Fixed Assets	<u>5,677,759.21</u>
Other Assets	
Closing Cost	229,616.29
Insurance Escrow	10,560.98
Property Tax Escrow	56,805.77
Total Other Assets	<u>296,983.04</u>
TOTAL ASSETS	<u><u>6,370,259.29</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
4020 · Accounts Payable	-4,728.54
Total Accounts Payable	<u>-4,728.54</u>
Other Current Liabilities	
Park Insurance Payable	9,764.00
Payment Due M&J	
Lot 187	23,827.00
Lot 216	33,622.00
Lot 432	32,652.00
Payment Due M&J - Other	544.24
Total Payment Due M&J	<u>90,645.24</u>
Security Deposits	50,240.55
1052 · Sales Deposits	2,285.86
2100 · Payroll Liabilities	6,997.60
2200 · Sales Tax Payable	8,932.75
4022 · Tags & Lic. & Fees Payable	1,556.65
4056 · FUTA Payable	1,189.88
4057 · SUTA Payable	394.07
4210 · Property Taxes Payable	55,998.00
Total Other Current Liabilities	<u>228,004.60</u>
Total Current Liabilities	223,276.06

Oak Springs LLC
Balance Sheet
As of April 30, 2004

	<u>Apr 30, 04</u>
Long Term Liabilities	
Mortgage Note Payable	4,545,505.02
Total Long Term Liabilities	<u>4,545,505.02</u>
Total Liabilities	4,768,781.08
Equity	
3900 · Retained Earnings	73,143.60
5580 · Opening Balance Equity	
556 · Investor Deposits	1,500,000.00
Total 5580 · Opening Balance Equity	<u>1,500,000.00</u>
Net Income	28,334.61
Total Equity	<u>1,601,478.21</u>
TOTAL LIABILITIES & EQUITY	<u><u>6,370,259.29</u></u>

AFFIDAVIT

I, Michael Campbell, am the managing member of Oak Springs, LLC. In that capacity, I am filing this Affidavit in order to assure the Florida Public Service Commission that Oak Springs, LLC will provide or assist the water utility which comprises a portion of Oak Springs, LLC in securing necessary funding to meet all reasonable capital needs and any operating deficits of the Utility, which may arise as the result of the Utility's operation of a certificated water Utility in its PSC certificated service territory. Such funding will be provided on an as and when needed basis.

Michael Campbell

Michael Campbell, Position: Managing Member
Oak Springs, LLC

STATE OF Florida)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 18th day of May, 2004, by Michael Campbell, who is personally known to me or who has produced _____ as identification.

Danielle S. Bachelder

Print Name Danielle S. Bachelder

Notary Public

State of Florida at Large

My Commission Expires:

oaksprings\financial.aff



Danielle S. Bachelder
MY COMMISSION # DD116348 EXPIRES
May 12, 2006
BONDED THROUGH TROY FAIN INSURANCE, INC.

Oak Springs, LLC
Original Certificate Application

Number of Equivalent Residential Connections Served
and Description of Customer Types

Equivalent Residential Connections

311	Residential Mobile Homes
2	General Service Irrigation Customers
<u>1</u>	General Service Clubhouse/Pool Customer
<u>314</u>	Equivalent Residential Connections

All ERCs are served by 5/8 X 3/4" meters

Exhibit "D"

OAK SPRINGS, LLC

Tariff Sheets

Original forwarded to ECR

EXHIBIT E

WATER TARIFF

OAK SPRINGS, LLC
NAME OF COMPANY

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

OAK SPRINGS, LLC
NAME OF COMPANY

1886 Caneva Street Southeast

Palm Bay, FL 32909
(ADDRESS OF COMPANY)

321/837-0565
(Business & Emergency Telephone Numbers)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

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Technical Terms and Abbreviations	5.0
Territory Authority	3.0

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY -

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

Order Number

Date Issued

Docket Number

Filing Type

(Continued to Sheet No. 3.1)

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVEDPARCEL I: ORANGE COUNTY

That part of the Northeast $\frac{1}{4}$ of Section 5, Township 20 South, Range 28 East, Orange County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of Section 5, Township 20 South, Range 28 East, Orange County, Florida; thence North $89^{\circ}42'51''$ West, along the North boundary of said Northeast $\frac{1}{4}$, a distance of 204.22 feet to the Point of Beginning; thence South $0^{\circ}17'09''$ West, 350.00 feet; thence North $89^{\circ}42'51''$ West, 350.00 feet from and parallel with said North boundary, a distance of 1082.18 feet to a point on the West boundary of Lot 2, and the East boundary of Lot 3, J.B. Babcock's Subdivision, as recorded in Plat Book "B", Page 27, Public Records of Orange County, Florida; thence North $6^{\circ}33'51''$ West, along said boundary, a distance of 135.97 feet; thence North $89^{\circ}42'51''$ West, 215.00 feet from and parallel with said North boundary a distance of 713.38 feet to a point on the East right of way line of State Road No. 435; thence North $0^{\circ}51'24''$ East, along said right of way line, 33.00 feet from and parallel with the centerline of said road, a distance of 215.01 feet to a point on the North boundary of said Northeast $\frac{1}{4}$; thence South $89^{\circ}42'51''$ East, along said North boundary, 1809.63 feet to the point of Beginning. All being in the Northeast $\frac{1}{4}$ of Section 5, Township 20 South, Range 28 East, Orange County, Florida.

PARCEL II: LAKE COUNTY

That part of the Southeast $\frac{1}{4}$ of Section 32, Township 29 South, Range 28 East, Lake County, Florida, more particularly described as follows:

Begin at the Southeast corner of the Southeast $\frac{1}{4}$ of Section 32, Township 19 South, Range 28 East, Lake County, Florida; thence North $89^{\circ}42'51''$ West, along the South boundary of said Southeast $\frac{1}{4}$, a distance of 2013.85 feet to a point on the East right of way line of State Road No. 435; thence North $0^{\circ}51'24''$ East, along said right of way line, 33.00 feet from and parallel with the centerline of said road, a distance of 648.73 feet to the point of curvature of a curve that is concave Westerly, having a radius of 851.51 feet; thence along the arc of said right of way line curve, 33.00 feet from and parallel with said centerline, a distance of 213.52 feet to the point of curvature of a curve that is concave Easterly, having a radius of 268.56 feet; thence along the arc of said curve, 33.00 feet from and parallel with said centerline, a chord bearing and distance of North $19^{\circ}09'24''$ West, 83.31 feet to a point on the North boundary of the South $\frac{1}{2}$ of said South $\frac{1}{4}$; thence South $89^{\circ}46'22''$ East, along said North boundary 298.70 feet to a point on the Southeastly right of way line of Tifton Street and the Northwestly boundary of Block 131, Mt. Plymouth, Section "A", as recorded in Plat Book 8, Pages 85-85-D, Public Records of Lake County, Florida; thence North $36^{\circ}11'03''$ East, along said right of way line and along said Westerly boundary, a distance of 113.68 feet to a point on a curve that is concave Northwestly, having a radius of 1059.00 feet; thence along the arc of said curve along said right of way line, a chord bearing and distance of North $30^{\circ}03'55''$ East, 157.64 feet, to a point on the Northwestly boundary of Block 98, said Section "A"; thence North $26^{\circ}28'40''$ East, along said right of way line and along said Northwestly boundary, a distance of 165.71 feet to a point on a curve that is concave Southerly, having a radius of 42.70 feet; thence along the arc of said curve, along the Northerly boundary of said Block 98, a chord bearing and distance of North $72^{\circ}53'40''$ East, 62.30 feet to a point on a curve that is concave Northerly, having a radius of 1621.00 feet; thence along the arc of said curve, along the Southerly right of way line of Selma Avenue as shown on said Section "A", and along the Northerly boundary of said Block 98 and continuation thereof, a chord bearing and distance of South $74^{\circ}18'13''$ East, 611.36 feet to a point on the West boundary of Block 129, said Section "A"; thence North $0^{\circ}20'54''$ West, along West boundary, and the East right of way line of St. Andrews Boulevard, as shown on said Section "A", a distance of 70.56 feet, to the most Northerly boundary of said South $\frac{1}{2}$; thence South $89^{\circ}46'22''$ East, along said North boundary, 850.77 feet to the Northeast corner of said South $\frac{1}{2}$; thence South $0^{\circ}07'38''$ East, along the East boundary of said Southeast $\frac{1}{4}$, a distance of 3.43 feet to a point on the South boundary of Block 100, said Section "A"; thence North $89^{\circ}42'04''$ West, along the South boundary of said Block 100, a distance of 265.20 feet to the Southwest corner of said Block; thence South $44^{\circ}54'51''$ East, 376.44 feet to a point on said East boundary; thence South $0^{\circ}07'38''$ East along said East boundary, 1061.85 feet to the Point of Beginning. All being in the Southeast $\frac{1}{4}$ of Section 32, Township 19 South, Range 28 East, Lake County, Florida.

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County</u> <u>Name</u>	<u>Development</u> <u>Name</u>	<u>Rate</u> <u>Schedule(s)</u> <u>Available</u>	<u>Sheet No.</u>
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MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is Oak Springs, LLC.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

ORIGINAL SHEET NO. 6.0

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

INDEX OF RULES AND REGULATIONS

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Access to Premises	9.0	14.0
Adjustment of Bills	10.0	22.0
Adjustment of Bills for Meter Error	10.0	23.0
All Water Through Meter	10.0	21.0
Applications	7.0	3.0
Applications by Agents	7.0	4.0
Change of Customer's Installation	8.0	11.0
Continuity of Service	8.0	9.0
Customer Billing	9.0	16.0
Delinquent Bills	7.0	8.0
Extensions	7.0	6.0
Filing of Contracts	10.0	25.0
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Inspection of Customer's Installation	9.0	13.0
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Meter Accuracy Requirements	10.0	24.0
Meters	10.0	20.0
Payment of Water and Wastewater Service Bills Concurrently	10.0	18.0

(Continued to Sheet No. 6.1)

MICHAEL CAMPBELL
ISSUING OFFICERMANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

(Continued from Sheet No. 6.0)

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Policy Dispute	7.0	2.0
Protection of Company's Property	8.0	12.0
Refusal or Discontinuance of Service	7.0	5.0
Right-of-way or Easements	9.0	15.0
Termination of Service	9.0	17.0
Type and Maintenance	7.0	7.0
Unauthorized Connections - Water	10.0	19.0

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.
- The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.
- 2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission.
- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.
- 8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 8.0)

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

(Continued from Sheet No. 7.0)

9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued on Sheet No. 9.0)

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

(Continued from Sheet No. 8.0)

- 13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

- 14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

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

- 16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

- 17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 10.0)

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

(Continued from Sheet No. 9.0)

- 18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.
- 19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.
- 21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.
- 22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be billed to the Customer as the case may be pursuant to Rule 25-30.350, Florida Administrative Code.
- 23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.
- 24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

	<u>Sheet Number</u>
Customer Deposits	14.0
General Service, GS	12.0
Meter Test Deposit	15.0
Miscellaneous Service Charges	16.0
Residential Service, RS	13.0
Service Availability Fees and Charges	17.0

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all 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 -
- RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8 X 3/4"	\$ 7.99
3/4"	\$ 11.99
1"	\$ 19.98
1 1/2"	\$ 39.95
2"	\$ 63.92
3"	\$ 119.85
4"	\$ 199.75

Gallage Charge per 1,000 Gallons	\$ 2.03
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TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -
TYPE OF FILING - Original Certificate

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

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 -
- RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8 X 3/4"	\$ 7.99
3/4"	\$ 11.99
1"	\$ 19.98
1 1/2"	\$ 39.95
2"	\$ 63.92
3"	\$ 119.85
4"	\$ 199.75

Gallonage Charge per 1,000 Gallons	\$ 2.03
---------------------------------------	---------

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"	<u>N/A</u>	<u>N/A</u>
1"	<u>N/A</u>	<u>N/A</u>
1 1/2"	<u>N/A</u>	<u>N/A</u>
Over 2"	<u>N/A</u>	<u>N/A</u>

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customers account during the month of _____ each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING -

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

METER TEST DEPOSITS

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

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

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

EFFECTIVE DATE -

TYPE OF FILING -

MICHAEL CAMPBELL
ISSUING OFFICER
MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company requires multiple actions.

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

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

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

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>15.00</u>
Normal Reconnection Fee	\$ <u>15.00</u>
Violation Reconnection Fee	\$ <u>15.00</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>10.00</u>

EFFECTIVE DATE -

TYPE OF FILING -

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES

Refer to Service
Availability Policy
Sheet No./Rule No.

<u>Description</u>	<u>Amount</u>
<u>Back-Flow Preventor Installation Fee</u>	
5/8" x 3/4"	\$
1"	\$
1 1/2"	\$
2"	\$
Over 2"	\$ ¹
<u>Customer Connection (Tap-in) Charge</u>	
5/8" x 3/4" metered service	\$
1" metered service	\$
1 1/2" metered service	\$
2" metered service	\$
Over 2" metered service	\$ ¹
<u>Guaranteed Revenue Charge</u>	
With Prepayment of Service Availability Charges:	
Residential-per ERC/month (__GPD)	\$
All others-per gallon/month	\$
Without Prepayment of Service Availability Charges:	
Residential-per ERC/month (__GPD)	\$
All others-per gallon/month	\$
<u>Inspection Fee</u>	\$ ¹
<u>Main Extension Charge</u>	
Residential-per ERC (__GPD)	\$
All others-per gallon	\$
or	
Residential-per lot (__foot frontage)	\$
All others-per front foot	\$
<u>Meter Installation Fee</u>	
5/8" x 3/4"	\$
1"	\$
1 1/2"	\$
2"	\$
Over 2"	\$ ¹
<u>Plan Review Charge</u>	\$ ¹
<u>Plant Capacity Charge</u>	
Residential-per ERC (__GPD)	\$
All others-per gallon	\$
<u>System Capacity Charge</u>	
Residential-per ERC (__GPD)	\$
All others-per gallon	\$

¹Actual Cost is equal to the total cost incurred for services rendered by a Customer.

EFFECTIVE DATE -
TYPE OF FILING -

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR METER INSTALLATION	21.0
APPLICATION FOR WATER SERVICE	20.0
COPY OF CUSTOMER'S BILL	22.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT	19.0

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

ORIGINAL SHEET NO. 19.0

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

APPLICATION FOR WATER SERVICE

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

Sample Application Form

Name _____ Telephone Number _____

Billing Address _____

City _____ State _____ Zip _____

Service Address _____

City _____ State _____ Zip _____

Date service should begin _____

Service requested: Water ___ Wastewater ___ Both ___

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff.
4. Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require (oral, written) notice within ___ days prior to the date the Customer desires to terminate service.

Signature

Date

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

ORIGINAL SHEET NO. 21.0

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

APPLICATION FOR METER INSTALLATION

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

ORIGINAL SHEET NO. 22.0

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

COPY OF CUSTOMER'S BILL

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

<u>Description</u>	<u>Sheet Number</u>	<u>Rule Number</u>
Acceptance of Facilities		
Availability		
Construction of Oversized Facilities		
Customer Connection (Tap-in)		
Customer Installation (Customer Maintained Lines)		
Cost Records and "As-Built" Plans		
Design by Independent Engineers		
Developer Agreements		
Easements and Rights-of-Way		
Extensions Outside Certificated Territory		
General Information		
Inspections		
Obligations of Developer		
Obligations of Company		
Off-Site Facilities		
On-Site Facilities		
Refundable Advances		
Schedule of Fees and Charges	Go to Sheet No. 17.0	
System Design and Construction		
Table of Daily Flows		
Transfer of Contributed Property - Bills of Sale		

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

<u>Description</u>	<u>Sheet Number</u>
Schedule of Fees and Charges	Go to Sheet No. 17.0
Service Availability Policy	24.0

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

ORIGINAL SHEET NO. 24.0

NAME OF COMPANY OAK SPRINGS, LLC

WATER TARIFF

SERVICE AVAILABILITY POLICY

MICHAEL CAMPBELL
ISSUING OFFICER

MANAGING MEMBER
TITLE

2

OAK SPRINGS, LLC
Legal Description

EXHIBIT F

LEGAL DESCRIPTION: OAK SPRINGS

PARCEL I: ORANGE COUNTY

That part of the Northeast ¼ of Section 5, Township 20 South, Range 28 East, Orange County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast ¼ of Section 5, Township 20 South, Range 28 East, Orange County, Florida; thence North 89°42'51" West, along the North boundary of said Northeast ¼, a distance of 204.22 feet to the Point of Beginning; thence South 0°17'09" West, 350.00 feet; thence North 89°42'51" West, 350.00 feet from and parallel with said North boundary, a distance of 1082.18 feet to a point on the West boundary of Lot 2, and the East boundary of Lot 3, J.B. Babcock's Subdivision, as recorded in Plat Book "B", Page 27, Public Records of Orange County, Florida; thence North 6°33'51" West, along said boundary, a distance of 135.97 feet; thence North 89°42'51" West, 215.00 feet from and parallel with said North boundary a distance of 713.38 feet to a point on the East right of way line of State Road No. 435; thence North 0°51'24" East, along said right of way line, 33.00 feet from and parallel with the centerline of said road, a distance of 215.01 feet to a point on the North boundary of said Northeast ¼; thence South 89°42'51" East, along said North boundary, 1809.63 feet to the point of Beginning. All being in the Northeast ¼ of Section 5, Township 20 South, Range 28 East, Orange County, Florida.

PARCEL II: LAKE COUNTY

That part of the Southeast ¼ of Section 32, Township 29 South, Range 28 East, Lake County, Florida, more particularly described as follows:

Begin at the Southeast corner of the Southeast ¼ of Section 32, Township 19 South, Range 28 East, Lake County, Florida; thence North 89°42'51" West, along the South boundary of said Southeast ¼, a distance of 2013.85 feet to a point on the East right of way line of State Road No. 435; thence North 0°51'24" East, along said right of way line, 33.00 feet from and parallel with the centerline of said road, a distance of 648.73 feet to the point of curvature of a curve that is concave Westerly, having a radius of 851.51 feet; thence along the arc of said right of way line curve, 33.00 feet from and parallel with said centerline, a distance of 213.52 feet to the point of curvature of a curve that is concave Easterly, having a radius of 268.56 feet; thence along the arc of said curve, 33.00 feet from and parallel with said centerline, a chord bearing and distance of North 19°09'24" West, 83.31 feet to a point on the North boundary of the South ½ of said South ¼; thence South 89°46'22" East, along said North boundary 298.70 feet to a point on the Southeasterly right of way line of Tifton Street and the Northwesterly boundary of Block 131, Mt. Plymouth, Section "A", as recorded in Plat Book 8, Pages 85-85-D, Public Records of Lake County, Florida; thence North 36°11'03" East, along said right of way line and along said Westerly boundary, a distance of 113.68 feet to a point on a curve that is concave Northwesterly, having a radius of 1059.00 feet; thence along the arc of said curve along said right of way line, a chord bearing and distance of North 30°03'55" East, 157.64 feet, to a point on the Northwesterly boundary of Block 98, said Section "A"; thence North 26°28'40" East, along said right of way line and along said Northwesterly boundary, a distance of 165.71 feet to a point on a curve that is concave Southerly, having a radius of 42.70 feet; thence along the arc of said curve, along the Northerly boundary of said Block 98, a chord bearing and distance of North 72°53'40" East, 62.30 feet to a point on a curve that is concave Northerly, having a radius of 1621.00 feet; thence along the arc of said curve, along the Southerly right of way line of Selma Avenue as shown on said Section "A", and along the Northerly boundary of said Block 98 and continuation thereof, a chord bearing and distance of South 74°18'13" East, 611.36 feet to a point on the West boundary of Block 129, said Section "A"; thence North 0°20'54" West, along West boundary, and the East right of way line of St. Andrews Boulevard, as shown on said Section "A", a distance of 70.56 feet, to the most Northerly boundary of said South ½; thence South 89°46'22" East, along said North boundary, 850.77 feet to the Northeast corner of said South ½; thence South 0°07'38" East, along the East boundary of said Southeast ¼, a distance of 3.43 feet to a point on the South boundary of Block 100, said Section "A"; thence North 89°42'04" West, along the South boundary of said Block 100, a distance of 265.20 feet to the Southwest corner of said Block; thence South 44°54'51" East, 376.44 feet to a point on said East boundary; thence South 0°07'38" East along said East boundary, 1061.85 feet to the Point of Beginning. All being in the Southeast ¼ of Section 32, Township 19 South, Range 28 East, Lake County, Florida.

OAK SPRINGS, LLC

Map - Forwarded to ECR.

EXHIBIT G

2.

OAK SPRINGS, LLC

Description of Existing Potable Water Facilities

and

Original Cost Study

EXHIBIT H

Water Rate Design

Florida Public Service Commission

Oak Springs MHP
Docket No.

Exhibit No.
Page 1 of 1
Preparer: Gary Morse

Line No.	NARUC Account		Projected 2004	Allocation Basis		Amount Allocated To:	
	No.	Account Description		Base Facility	Gallorage	Base Facility	Gallorage
1	601	Salaries and Wages - Employees	\$ -	50%	50%	\$ -	\$ -
2	603	Salaries and Wages - Officers, Directors, and Majority Stockholder		50%	50%		
3	604	Employee Pensions and Benefits		50%	50%	-	
4	610	Purchased Water		0%	100%	-	
5	615	Purchased Power	12,686	0%	100%	-	12,686
6	616	Fuel for Power Production	-	0%	100%		-
7	618	Chemicals	1,442	0%	100%		1,442
8	620	Materials and Supplies	500	50%	50%	250	250
	630	Contractual Services					
9		Management Fee	6,000	50%	50%	3,000	3,000
10		Meter Reading and Billing	11,304	50%	50%	5,652	5,652
11		Professional (Contract Ops & Engineering)	5,508	50%	50%	2,754	2,754
12		Lab Testing	1,852	50%	50%	926	926
13		Other (Routine Repair and Maintenance)	2,000	0%	100%	-	2,000
14		Accounting (Annual Report)	2,500	50%	50%	1,250	1,250
15	640	Rents	-	100%	0%		
16	650	Transportation Expense	-	50%	50%		
17	655	Insurance Expense	-	50%	50%		
18	665	Regulatory Commission Expenses		50%	50%		
19	670	Bad Debt Expense	401	50%	50%	200	200
20	675	Miscellaneous Expenses	500	50%	50%	250	250
21		Total Operation and Maintenance Expenses	44,693			14,282	30,410
	236	Taxes Other Than Income Tax:					
22		Regulatory Assessment Fees	3,607	0%	100%	-	3,607
23		Payroll Tax		50%	50%		
24		Property Tax/Tangible Tax	3,174	50%	50%	1,587	1,587
25		Total Taxes Other Than Income Tax	3,174			1,587	1,587
26		Income Taxes	-			-	-
27		Depreciation/Amortization Expense	17,035	50%	50%	8,518	8,518
28		Total Revenue Requirement Before Return on Investment	64,902			24,387	40,515
29		Overall Rate of Return on Net Investment @ 7.00%	15,247	37.6%	62.4%	5,729	9,518
30		Total Revenue Requirement Including Return on Investment	\$ 80,150			\$ 30,116	\$ 50,033
		Rate Design:					
29		Factored ERC's				314	
30		Revenue Gallons (000's)					24,650
31		Monthly Base Facility Charge				\$ 7.99	
32		Gallorage Charge(\$/000)					\$ 2.03
33		Typical Bill @ 7,400 Gallons/Month					23.01

Historical and Projected Revenue Requirement - Water

Florida Public Service Commission

Oak Springs MHP
Docket No.

Exhibit No.
Page 1 of 1
Preparer: Gary Morse

Line No.	NARUC Account No.	Account Description	Actual 2003	Estimated 2003	Projected 2004
1	601	Salaries and Wages - Employees (5)	\$ -	\$ -	\$ -
2	603	Salaries and Wages - Officers, Directors, and Majority Stockholder	-	-	-
3	604	Employee Pensions and Benefits	-	-	-
4	610	Purchased Water	-	-	-
5	615	Purchased Power	9,328 (1)	12,437 (2)	12,686 (12)
6	616	Fuel for Power Production	-	-	-
7	618	Chemicals	1,145 (3)	1,374 (4)	1,442 (12)
8	620	Materials and Supplies (8)	-	-	500
9	630	Contractual Services	-	-	-
		Management Fee	-	-	6,000
10		Meter Reading and Billing	5,324 (5)	11,304 (6)	11,304
11		Professional (Contract Operation)	5,400 (7)	5,400 (7)	5,508 (12)
12		Lab Testing	1,780	1,816	1,852 (12)
13		Other (Routine Repair and Maintenance) (8)	-	-	2,000
14		Accounting and Legal (Annual Report) (8)	-	-	2,500
15	640	Rents	-	-	-
16	650	Transportation Expense	-	-	-
17	655	Insurance Expense	-	-	-
18	665	Regulatory Commission Expense	-	-	-
19	670	Bad Debt Expense (9)	-	-	401
20	675	Miscellaneous Expenses (8)	-	-	500
21		Total Operation and Maintenance Expenses	22,977	32,330	44,693
22	236	Taxes Other Than Income Tax:			
		Regulatory Assessment Fees	-	-	3,607
23		Payroll Tax	-	-	- (12)
24		Property Tax/Tangible Tax	3,023	3,023	3,174 (12)
25		Total Taxes Other Than Income Tax	3,023	3,023	3,174
26		Income Taxes (10)	-	-	-
27		Depreciation/Amortization Expense	-	18,755	17,035
28		Total Revenue Requirement Before Return on Investment	26,000	54,109	64,902
29		Overall Rate of Return on Net Investment @ 7.00% (11)	-	15,930	15,247
30		Total Revenue Requirement Including Return on Investment	\$ 26,000	\$ 70,038	\$ 80,150

Footnotes:

- (1) Actual 2003 expense represents only 9 months of actual data.
- (2) Estimated power cost for 2003 based on 9 months annualized.
- (3) Actual 2003 expense represents only 10 months of actual data.
- (4) Estimated chemical cost for 2003 based on 10 months annualized.
- (5) Actual 2003 expense represents only 9 months of actual data and the contractor charge of \$2.00 per meter.
- (6) Estimated meter reading cost for 2003 and 2004 based on a cost of \$3.00 per meter and 314 meters respectively.
- (7) Contract operation for water plant based on current cost of \$450 per month.
- (8) While the utility did not incur any expenditures for material and supplies, routine repairs, accounting(annual report), or miscellaneous expense, such costs are anticipated in the future. As such, reasonable estimates have been made for the projected test year as shown.
- (9) While the utility did not book any expenditure for bad debt during the 2003 historical test period, such costs are anticipated in the future. As such, 1/2 of 1% of the revenue requirement has been recognized as shown above.
- (10) Oak Springs parent company is a limited partnership. Therefore, pursuant to Rule 25-30.433(7), the utility operation does not incur an income tax liability.
- (11) Based on capital structure at April 30, 2004 and proposed leverage formula in staff recommendation in Docket No. 040006-WS.
- (12) 2004 costs escalated at 2%, except chemicals and property taxes which were escalated at 5% from 2003 costs.

Rate Base Summary

Florida Public Service Commission

**Oak Springs MHP
Docket No.**

**Exhibit No.
Page 1 of 1
Preparer: Gary Morse**

Line No.		
1	Gross Utility Plant In Service	\$ 507,773
2	Accumulated Depreciation	285,793
3	Net Utility Plant In Service	<u>\$ 221,980</u>
4	CIAC (Lines and Services) (Net)	0
5	Cash Working Capital (1/8 of O&M)	5,587
6	Rate Base	<u><u>\$ 227,567</u></u>

Original Cost Study - Water System Utility Plant In Service

Florida Public Service Commission

Oak Springs

Schedule 3

Docket No.

Page 1 of 1

Estimated Original Cost at December 31, 2003

Preparer: J. Coto/G. Morse

Line No.	NARUC Account	Description	Year Installed (2)	Age (Yrs.)	FPSC (3) Depreciation Rate (%)	Costing Method		Index Values (1)		Replacement Cost (5)	Estimated Original Cost	Accumulated Depreciation	Original Cost Less Accum. Depreciation
						Actual Invoice (4)	Trended	Test Yr	Yr. Installed				
1	301	Organization (Original Certificate Filing)(8)				Estimated				\$3,750	\$10,000	0	\$10,000
2	303	Land and Land Rights				Estimated (7)				8,266	3,750	\$0	\$3,750
3	304	Structures and Improvements	1973	30.5	3.57%		Trended	313.00	100.00	1,198	1,198	1,198	0
4	307	Wells and Springs-Well No. 1	1973	30.5	3.70%		Trended	291.00	100.00	100,000	34,364	34,364	0
5	307	Wells and Springs-Well No. 2	1983	20.5	3.70%		Trended	291.00	208.00	90,000	64,330	48,794	15,536
6	309	Supply Mains	1973	30.5	3.13%		Trended	333.00	100.00	12,500	3,754	3,584	170
7	310	Power Generation Equipment	1998	5.5	5.88%		Trended	531.00	486.00	28,000	25,627	8,288	17,339
8	311	Pumping Equipment - Well No. 1 Pump	1973	30.5	5.88%		Trended	531.00	100.00	30,000	5,650	5,650	0
9	311	Pumping Equipment - Well No. 2 Pump	1995	8.5	5.88%		Trended	531.00	437.00	35,000	28,804	14,396	14,408
10	311	Pumping Equipment - High Serv Pumps	1999	4.5	5.88%		Trended	531.00	499.00	11,000	10,337	2,735	7,602
11	320	Water Treatment Equipment	1973	30.5	5.88%		Trended	385.00	100.00	81,400	21,143	21,143	0
12	330	Distribution Reservoirs & Standpipes											
13		-Steel Tanks Hydro	1996	7.5	3.33%		Trended	270.00	251.00	26,000	24,170	6,037	18,134
14		-Steel Tanks Storage Reservoir	1999	4.5	3.33%		Trended	270.00	268.00	40,000	39,704	5,950	33,754
15	331	Transmission and Distribution Lines											
16		Phase 1	1973	30.5	2.50%		Trended	215.00	144.00	68,875	46,130	35,174	10,956
17		Phase 2	1973	30.5	2.50%		Trended	215.00	144.00	44,578	29,857	22,766	7,091
18		Phase 3	1983	20.5	2.50%		Trended	215.00	144.00	25,695	17,210	8,820	8,390
19	333	Services											
20		Phase 1	1973	30.5	2.86%		Trended	275.00	206.00	35,140	26,323	22,962	3,361
21		Phase 2	1973	30.5	2.86%		Trended	275.00	206.00	16,660	12,480	10,886	1,594
22		Phase 3	1983	20.5	2.86%		Trended	275.00	206.00	9,520	7,131	4,181	2,950
23	334	Meters and Meter Installations											
24		Phase 1	2000	3.5	5.88%		Trended	330.00	320.00	43,925	42,594	8,766	33,828
25		Phase 2	2000	3.5	5.88%		Trended	330.00	320.00	20,825	20,194	4,156	16,038
26		Phase 3	2000	3.5	5.88%		Trended	330.00	320.00	11,900	11,539	2,375	9,165
27	335	Hydrants											
28		Phase 1	1973	30.5	2.50%		Trended	505.00	281.00	12,500	6,955	5,304	1,652
29		Phase 2	1973	30.5	2.50%		Trended	505.00	281.00	15,000	8,347	6,364	1,982
30		Phase 3	1983	20.5	2.50%		Trended	505.00	281.00	5,000	2,782	1,426	1,356
31	336	Backflow Prevention Devices	2000	3.5	4.00%		Trended	385.00	372.00	3,400	3,400	476	2,924
32		Total Net Original Cost Plant In Service								\$778,934	\$507,773	\$285,793	\$221,980

Footnotes:

(1) Based on Handy Whitman Indices at mid year for the test year and estimated year of original installation/replacement.

(2) As indicated in information provided by Oak Springs for year installed and/or year replaced.

(3) Depreciation rates based on FPSC prescribed guidelines per Chapter 25-30.140

(4) The parent company is not able to obtain any actual invoices or support for the original plant investment.

Therefore, the Company has prepared an original cost study to support the original plant investment.

(5) Represents the estimated cost today for similar facilities as prepared by Excel Engineering Consultants per the attached replacement cost analysis.

(6) Represents the actual original cost of meters (including installation) based upon the documentation provided to Excel Engineering by the party that did the meter installation.

(7) From Replacement Cost Support Schedule 1.

(8) Estimated Franchise/Organizational Costs - Accounts 301/302 anticipated to be incurred.

\$221,980

0 CIAC - Lines
\$221,980 Net Rate Base

Replacement Cost For Water System

Florida Public Service Commission

Oak Springs MHP
Docket No.

Support Schedule
Page 1 of 1
Preparer: J. Coto/G. Morse

Line No.	Description	Unit	Quantity	Unit Price	Total Cost
1	Potable Water Transmission/Distribution System				
2	Pipe Installation				
3	2" PVC - Phase 1	LF	4,005	\$5.00	20,025
4	2" PVC - Phase 2	LF	1,060	\$5.00	5,300
5	2" PVC - Phase 3	LF	453	\$5.00	2,265
6	4" PVC - Phase 1	LF	0	\$8.00	0
7	4" PVC - Phase 2	LF	1,801	\$8.00	14,408
8	4" PVC - Phase 3	LF	1,720	\$8.00	13,760
9	6" PVC - Phase 1	LF	4,215	\$10.00	42,150
10	6" PVC - Phase 2	LF	2,442	\$10.00	24,420
11	6" PVC - Phase 3	LF	292	\$10.00	2,920
12	Total Transmission and Distribution				125,248
13	Valves, Backflow Preventers, and Fire Hydrants				
14	2" Gate Valve - Phase 1	Each	1	\$450.00	450
15	2" Gate Valve - Phase 2	Each	1	\$450.00	450
16	2" Gate Valve - Phase 3	Each	1	\$450.00	450
17	4" Gate Valve - Phase 1	Each	5	\$550.00	2,750
18	4" Gate Valve - Phase 2	Each	0	\$550.00	0
19	4" Gate Valve - Phase 3	Each	6	\$550.00	3,300
20	6" Gate Valve - Phase 1	Each	5	\$700.00	3,500
21	6" Gate Valve - Phase 2	Each	0	\$700.00	0
22	6" Gate Valve - Phase 3	Each	4	\$700.00	2,800
23	Total T&D Valves				13,700
24					
25	1" RPZ Backflow Preventor	Each	4	\$850.00	3,400
26	2" Blow-off Valve	Each	1	\$200.00	200
27	Fire Hydrant Assembly - Phase 1	Each	5	\$2,500.00	12,500
28	Fire Hydrant Assembly - Phase 2	Each	6	\$2,500.00	15,000
29	Fire Hydrant Assembly - Phase 3	Each	2	\$2,500.00	5,000
30					
31	Service Laterals				
32	1" Service Lateral -Phase 1	Each	251	\$140.00	35,140
33	1" Service Lateral -Phase 2	Each	119	\$140.00	16,660
34	1" Service Lateral -Phase 3	Each	68	\$140.00	9,520
35	Total Services		438		61,320
36					
37	5/8" Water Meter -Phase 1	Each	251	\$175.00	43,925
38	5/8" Water Meter -Phase 2	Each	119	\$175.00	20,825
39	5/8" Water Meter -Phase 3	Each	68	\$175.00	11,900
40	Total Meters		438		76,650
41					
42	Total Water Transmission/Distribution System				313,018
43					
44					
45	Potable Water Treatment Facilities				
46	8" Well #1 (458 ft.)	Each	1	\$100,000.00	100,000
47	8" Well #2 (410 ft.)	Each	1	\$90,000.00	90,000
48	20HP Motor-Well & Pump	Each	1	\$30,000.00	30,000
49	30HP Motor-Well & Pump	Each	1	\$35,000.00	35,000
50	28,000gallon-Steel Reservoir+Aerator	Each	1	\$40,000.00	40,000
51	Hydropneumatic Tank (10,000 gal)	Each	1	\$26,000.00	26,000
52	25-HP High Service Pumps	Each	2	\$5,500.00	11,000
53	8" Water Meter	Each	2	\$10,000.00	20,000
54	6" /4" Gate Valve	Each	4	\$1,000.00	4,000
55	6"/4" Swing Check Valve	Each	4	\$1,000.00	4,000
56	6"/4" DIP	LF	200	\$22.50	4,500
57	Operation Building	SF	200	\$20.00	4,000
58	6' Chain-link Fence	LF	344	\$12.40	4,266
59	Emergency Generator (70 kW)	kW	70	\$400.00	28,000
60	Dual Cylinder Chlorination System	Each	1	\$15,000.00	15,000
61	Coleman Air Compressor (5 HP)	Each	1	\$1,400.00	1,400
62	Control Panel/Transfer Switch	Each	2	\$7,500.00	15,000
63	Electrical			\$30,000.00	30,000
64					
65	Total Water Treatment Facilities				462,166
66					
67	Estimated Land Value				3,750
68					
69	Total Estimated Replacement Cost				<u>\$778,934</u>
70					

Note: WTF area of 0.75 acres based on site plan.
Estimated value per acre is \$5,000.

Summary of Historical Water Treatment Plant Flows
For The 12-Months Ended December 2002

Line No.		Average Day Flow (MGD)	Maximum Day Flow (MGD)
1	January	0.000	0.000
2	February	0.000	0.000
3	March	0.000	0.000
4	April	0.000	0.000
5	May	0.000	0.000
6	June	0.000	0.000
7	July	0.000	0.000
8	August	0.000	0.000
9	September	0.000	0.000
10	October	0.000	0.000
11	November	0.000	0.000
12	December	0.000	0.000
13	Minimum	0.000	0.000
14	Maximum	0.000	0.000
15	Permitted (2) Plant Capacity (MGD)	0.000	0.000
16	CUP Permitted (3) Plant Capacity (MGD)	0.000	0.000
17	Well Capacity: (1)		
	Well No. 1	0 GPM	936,000 GPD
	Well No. 2	00 GPM	288,000 GPD
	Well No. 3	00 GPM	864,000 GPD

Footnotes:

(1) Well No. 2 (6-inch dia.) is in the process of being abandoned and will be replaced with a new well, no. 3 (12-inch dia.)

(2) Based on FDEP Permit

(3) Based on data contained in CUP issued April 2001 and will expire April 30, 2004.

Oak Springs, LLC
Original Certificate Application

Cost of Capital as of April 30, 2004

	<u>Amount</u>	<u>Percentage</u>	<u>Percentage Rate</u>	<u>Weighted Cost</u>
<u>Long-Term Debt</u>	\$4,545,505	73.95%	5.44%*	4.023
<u>Owners' Equity</u>	\$1,601,478	<u>26.05%</u>	11.40%**	<u>2.970</u>
Total	<u>\$6,146,983</u>	<u>100%</u>		<u>6.993</u>

Weighted Cost of Capital 7.00%

* Current flat rate on mortgage debt

** This is the return on equity generated by the leverage formula proposed for adoption by the staff recommendation dated May 20, 2004 in Docket No. 040006-WS. If approved, this will be the leverage formula which will be effective at the time rates are approved in this case.

OAK SPRINGS, LLC
Affidavit of Mailing

EXHIBIT I

AFFIDAVIT OF MAILING

STATE OF FLORIDA


COUNTY OF LEON

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared TONYA M. SIMPSON who, after being duly sworn on oath, did depose on oath and say that she is the secretary of F. Marshall Deterding, attorney for Oak Springs, LLC and that on May 27, 2004 she did send by regular 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.


Tonya M. Simpson

Sworn to and subscribed before me this 27th day of May, 2004, by Tonya M. Simpson who is personally known to me.


Print Name
NOTARY PUBLIC
My Commission Expires
#DD104716
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTICE OF APPLICATION FOR AN ORIGINAL CERTIFICATE

Notice is hereby given on May 29, 2004, pursuant to Section 367.045, Florida Statutes, of the application of Oak Springs, LLC to operate a water utility to provide service to portions of the following described territory in Orange and Lake Counties, Florida as follows:

PARCEL I - ORANGE COUNTY

Part of the Northeast 1/4 of Section 5, Township 20 South, Range 28 East, Orange County, Florida.

PARCEL II - LAKE COUNTY

Part of the Southeast 1/4 of Section 32, Township 19 South, Range 28 East, Lake County, Florida.

For a complete legal description please contact F. Marshall Deterding at the address and/or phone number below. Any objection to the said application must be made in writing and filed with the Director, Division of the Commission Clerk and 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.

F. Marshall Deterding, Esquire
Rose, Sundstrom & Bentley
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
(850) 877-6555

STATE OF FLORIDA

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



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

Public Service Commission

May 26, 2004

Mr. F. Marshall Deterding
Rose, Sundstrom & Bentley, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301

Re: Noticing List for Lake, Orange and Seminole Counties for an Original Certificate by Oak Springs, LLC in Lake and Orange Counties.

Dear Mr. Deterding:

Enclosed is the list of water and wastewater utilities and governmental/regulatory agencies in the above mentioned counties. Please refer to Commission Rule 25-30.030, Florida Administrative Code, for the noticing requirements. Noticing must be done in the proper format, consistent with the rule. If your notice is not in the proper format, you will be required to renotice and your application will be delayed. Instructions for preparation of a territory description are available upon request.

Please note that if your county list includes two Department of Environmental Protection offices or two Water Management District offices, you must identify which is the proper district office for your notice. You will note that the county list is dated and is valid for sixty days from that date. If you have not performed the noticing by this date, you must request an updated list.

If you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script that reads "Richard Redemann".

Richard Redemann, P.E.

C:\wp9\county\8oaksprings.doc
Enclosures1

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

<u>UTILITY NAME</u>	<u>MANAGER</u>
<u>LAKE COUNTY</u>	
AQUASOURCE UTILITY, INC. (WS822) % AQUASOURCE, INC. 6960 PROFESSIONAL PARKWAY EAST, #400 SARASOTA, FL 34240-8432	NANCE GUTH (941) 907-7411
BRENDENWOOD WATER SYSTEM, INC. (WU020) 3153 PENWA COURT LONGWOOD, FL 32779-3109	DEBORAH J. MILLER (352) 383-7908
CENTURY ESTATES UTILITIES, INC. (WU725) P. O. BOX 1234 APOPKA, FL 32704-1234	JOSEPH LINARTAS (352) 787-0732
CRYSTAL RIVER UTILITIES, INC. (WU766) % AQUASOURCE, INC. 6960 PROFESSIONAL PARKWAY EAST, #400 SARASOTA, FL 34240-8432	NANCE GUTH (941) 907-7411
CWS COMMUNITIES LP (WU839) 14 CORAL STREET EUSTIS, FL 32726-6710	ANDY FONTAINE (352) 589-1190
FLORIDA WATER SERVICES CORPORATION (WS227) P. O. BOX 609520 ORLANDO, FL 32860-9520	CARLYN KOWALSKY (407) 598-4297
HARBOR HILLS UTILITIES, L.P. (WU727) 6538 LAKE GRIFFIN ROAD LADY LAKE, FL 32159-2900	M. HUEY (352) 753-7000
LAKE UTILITY COMPANY (WS619) 25201 U.S. HIGHWAY 27 LEESBURG, FL 34748-9099	EARL THIELE (352) 326-4170
LAKE UTILITY SERVICES, INC. (WU553) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK FLYNN (407) 869-1919
LAKE UTILITY SERVICES, INC. (WS641) 200 WEATHERFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	STEVEN LUBERTOZZI (847) 498-6440
LAKE YALE TREATMENT ASSOCIATES, INC. (WS823) 38141 MAYWOOD BAY DRIVE LEESBURG, FL 34788-8134	DANNY ELLIS (352) 589-9214

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

LAKE COUNTY

MANAGER

PINE HARBOUR WATER UTILITIES (WU635)
P. O. BOX 447
FRUITLAND PARK, FL 34731-0477

JIM C. BRANHAM
(352) 787-2944

RAINTREE UTILITIES, INC. (WU663)
2100 LAKE EUSTIS DRIVE
TAVARES, FL 32778-2064

KEITH J. SHAMROCK
(352) 343-6677

SHANGRI-LA BY THE LAKE UTILITIES, INC. (WS728)
1214 WEST ROUTE 72
LEAF RIVER, IL 61047

MERTIS L. WERNER
(616) 887-8888

SOUTHLAKE UTILITIES, INC. (WS638)
2215 RIVER BLVD.
JACKSONVILLE, FL 32204-4662

WILLIAM J. DEAS
(904) 387-9292

SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY (WS755)
THE AMERICAN CENTER
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034-8205

JIM HOEKSTRA
(248) 208-2554

UTILITIES, INC. OF PENNBROOKE (WS861)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

PATRICK C. FLYNN
(407) 869-1919

W.B.B. UTILITIES, INC. (WU639)
4116 BAIR AVENUE
FRUITLAND PARK, FL 34731-5616

RICHARD E. BAIR
(352) 787-4347

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

ADMINISTRATOR, CITY OF UMATILLA
P. O. BOX 2286
UMATILLA, FL 32784-2286

CLERK, BOARD OF COUNTY COMMISSIONERS, LAKE COUNTY
P. O. BOX 7800
TAVARES, FL 32778-7800

DEP CENTRAL DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FL 32803-3767

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

EAST CENTRAL FLORIDA PLANNING COUNCIL
1011 WYMORE ROAD, SUITE 105
WINTER PARK, FL 32789

MAYOR, CITY OF CLERMONT
P. O. BOX 120219
CLERMONT, FL 32712-0219

MAYOR, CITY OF EUSTIS
P. O. DRAWER 68
EUSTIS, FL 32727-0068

MAYOR, CITY OF FRUITLAND PARK
506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731-3200

MAYOR, CITY OF GROVELAND
156 SOUTH LAKE AVENUE
GROVELAND, FL 34736-2597

MAYOR, CITY OF LEESBURG
P. O. BOX 490630
LEESBURG, FL 32749-0630

MAYOR, CITY OF MASCOTTE
P. O. BOX 56
MASCOTTE, FL 34753-0056

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

MAYOR, CITY OF MINNEOLA
P. O. BOX 678
MINNEOLA, FL 34755-0678

MAYOR, CITY OF MOUNT DORA
P. O. BOX 176
MOUNT DORA, FL 32756-0176

MAYOR, CITY OF TAVARES
P. O. BOX 1068
TAVARES, FL 32778-1068

MAYOR, TOWN OF ASTATULA
P. O. BOX 609
ASTATULA, FL 34705-0609

MAYOR, TOWN OF HOWEY-IN-THE-HILLS
P. O. BOX 67
HOWEY-IN-THE-HILLS, FL 34737-0067

MAYOR, TOWN OF LADY LAKE
409 FENNELL BLVD.
LADY LAKE, FL 32159-3159

MAYOR, TOWN OF MONTVERDE
P. O. BOX 560008
MONTVERDE, FL 34729-0008

ST. JOHNS RIVER WTR MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

STATE OFFICIALS

MANAGER

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

**LIST OF WATER AND WASTEWATER UTILITIES IN ORANGE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

ORANGE COUNTY

EAST CENTRAL FLORIDA SERVICES, INC. (WU643)
4550 DEER PARK ROAD
ST. CLOUD, FL 34773

JAMES B. PAYNE
(407) 957-6651

FLORIDA WATER SERVICES CORPORATION (WS228)
P. O. BOX 609520
ORLANDO, FL 32860-9520

CARLYN KOWALSKY
(407) 598-4297

UTILITIES, INC. OF FLORIDA (WU413)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

PATRICK C. FLYNN
(407) 869-1919

WEDGEFIELD UTILITIES, INC. (WS759)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

PATRICK C. FLYNN
(407) 869-1919

ZELLWOOD STATION CO-OP, INC. (WS804)
2126 SPILLMAN DRIVE
ZELLWOOD, FL 32798-9797

RICHARD POST
(407) 889-9755

**LIST OF WATER AND WASTEWATER UTILITIES IN ORANGE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CLERK, BOARD OF COUNTY COMMISSIONERS, ORANGE COUNTY
P. O. BOX 38
ORLANDO, FL 32802-0038

DEP CENTRAL DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FL 32803-3767

EAST CENTRAL FLORIDA PLANNING COUNCIL
1011 WYMORE ROAD, SUITE 105
WINTER PARK, FL 32789

MAYOR, CITY OF APOPKA
P. O. DRAWER 1229
APOPKA, FL 32704-1229

MAYOR, CITY OF BAY LAKE
P. O. BOX 22066
BAY LAKE, FL 32830-2066

MAYOR, CITY OF BELLE ISLE
1600 NELA AVENUE
BELLE ISLE, FL 32809-6199

MAYOR, CITY OF EDGEWOOD
405 LA RUE AVENUE
EDGEWOOD, FL 32809-3406

MAYOR, CITY OF LAKE BUENA VISTA
P. O. BOX 22035
LAKE BUENA VISTA, FL 32830-2035

MAYOR, CITY OF MAITLAND
1776 INDEPENDENCE LANE
MAITLAND, FL 32751-5639

MAYOR, CITY OF OCOEE
150 NORTH LAKESHORE DRIVE
OCOEE, FL 34761-2258

MAYOR, CITY OF ORLANDO
400 SOUTH ORANGE AVENUE
ORLANDO, FL 32801-3302

**LIST OF WATER AND WASTEWATER UTILITIES IN ORANGE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

MAYOR, CITY OF WINTER GARDEN
251 WEST PLANT STREET
WINTER GARDEN, FL 34787-3099

MAYOR, CITY OF WINTER PARK
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789-4319

MAYOR, TOWN OF EATONVILLE
P. O. BOX 2163
EATONVILLE, FL 32751-1999

MAYOR, TOWN OF OAKLAND
P. O. BOX 98
OAKLAND, FL 34760-0098

MAYOR, TOWN OF WINDERMERE
P. O. DRAWER 669
WINDERMERE, FL 34786-0669

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

ST. JOHNS RIVER WTR MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429

**LIST OF WATER AND WASTEWATER UTILITIES IN ORANGE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

STATE OFFICIALS

MANAGER

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

**LIST OF WATER AND WASTEWATER UTILITIES IN SEMINOLE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

SEMINOLE COUNTY

ALAFAYA UTILITIES, INC. (SU445)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4099

PATRICK C. FLYNN
(407) 869-1919

CWS COMMUNITIES LP D/B/A PALM VALLEY (WS832)
3700 PALM VALLEY CIRCLE
OVIEDO, FL 32765-4904

SANDY SEYFFART
(407) 365-6651

FLORIDA WATER SERVICES CORPORATION (WS230)
P. O. BOX 609520
ORLANDO, FL 32860-9520

CARLYN KOWALSKY
(407) 598-4297

SANLANDO UTILITIES CORPORATION (WS397)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

STEVEN LUBERTOZZI
(847) 498-6440

UTILITIES, INC. OF FLORIDA (WS251)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

PATRICK C. FLYNN
(407) 869-1919

UTILITIES, INC. OF LONGWOOD (SU761)
200 WEATHERSFIELD AVENUE
ALTAMONTE SPRINGS, FL 32714-4027

PATRICK C. FLYNN
(407) 869-1919

**LIST OF WATER AND WASTEWATER UTILITIES IN SEMINOLE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CITY MANAGER, CITY OF CASSELBERRY
95 TRIPLET LAKE DRIVE
CASSELBERRY, FL 32707-3399

CLERK, BOARD OF COUNTY COMMISSIONERS, SEMINOLE COUNTY
P. O. DRAWER C
SANFORD, FL 32772-0659

DEP CENTRAL DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FL 32803-3767

EAST CENTRAL FLORIDA PLANNING COUNCIL
1011 WYMORE ROAD, SUITE 105
WINTER PARK, FL 32789

MAYOR, CITY OF ALTAMONTE SPRINGS
225 NEWBURYPORT AVENUE
ALTAMONTE SPRINGS, FL 32701-3642

MAYOR, CITY OF LAKE MARY
P. O. BOX 950700
LAKE MARY, FL 32746-0700

MAYOR, CITY OF LONGWOOD
175 WEST WARREN AVENUE
LONGWOOD, FL 32750-4107

MAYOR, CITY OF OVIEDO
400 ALEXANDRIA BLVD.
OVIEDO, FL 32765-6770

MAYOR, CITY OF SANFORD
P. O. BOX 1788
SANFORD, FL 32772-1788

MAYOR, CITY OF WINTER SPRINGS
1126 EAST S. R. 434
WINTER SPRINGS, FL 32708-2715

ST. JOHNS RIVER WTR MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429

**LIST OF WATER AND WASTEWATER UTILITIES IN SEMINOLE COUNTY
(VALID FOR 60 DAYS)
05/26/2004 - 07/24/2004**

UTILITY NAME

STATE OFFICIALS

MANAGER

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

OAK SPRINGS, LLC
Proof of Publication

EXHIBIT J Late-Filed

OAK SPRINGS, LLC

Affidavit of Mailing to Customers

EXHIBIT K Late-Filed