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MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD

January 5, 2005
VIA HAND DELIVERY

Blanca S. Bayo, Director
Division of the Commission Clerk
and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RECEIVED-FPSC
05 JAN -5 PM 3:13
COMMISSION
CLERK

Re: Oak Springs, LLC; PSC Docket No. 040515-WU
Our File No. 38021.01

Dear Ms. Bayo:

In accordance with the requirements of Commission Order No. 04-1120-PAA-WU which has now become final, I am attaching hereto the proposed customer notice of Oak Springs, LLC to implement the initial rates and charges authorized by that Commission Order. We would like to try and send this notice out in mid January. However, because of the requirements of the Department of Business and Professional Regulation to give 90 days notice of any change in services rendered by this mobile home community (mobile home lot rents) we cannot implement those rates for 90 days from the date of such noticing. As such, the dates reflect that statutory requirement.

By copy of this letter, I am forwarding the notice to members of the Commission's technical staff for review and approval. I believe that it correctly outlines the Commission's decision, as well as forewarns customers of the need to be careful about usage and potential customer leaks in advance of the effective date of the rates.

If you or any members of the staff have any questions in this regard, please let me know. Otherwise, please let me know by January 15, 2005 at the latest about whether this is an acceptable notice.

- CMP _____
- COM _____
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- ECR _____
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- OPC _____
- MMS _____
- RCA _____
- SCR _____
- SEC 1
- OTH _____

EMD/tms
cc: Patti Daniel
Cheryl Johnson
Martha Brown
Mike Campbell
Julian Coto
Gary Morse

Sincerely,

ROSE, SUNDBSTROM & BENTLEY, LLP

RECEIVED & FILED
FPSC-BUREAU OF RECORDS

F. Marshall Deterding
For The Firm

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

OAK SPRINGS, LLC

CUSTOMER NOTICE

ISSUED: _____, 200__

On May 28, 2004, Oak Springs, LLC applied to the Florida Public Service Commission (PSC) for authorization to implement water rates and for a certificate to operate a water utility in Orange and Lake Counties. This case was undertaken as a result of a directive by the St. Johns River Water Management District that Oak Springs must begin charging for water service as a condition of a continuing authority to pump water from its wells. The purpose of this condition within the Utility's permit, was to promote conservation of water.

The PSC and its staff performed a thorough investigation of the proposal to create the water utility and the rates proposed for providing that service. After review and adjustment the staff of the PSC proposed approval of the request for a certificate by Oak Springs, LLC and approval of appropriate rates for such service.

By Order No. PSC-04-1120-PAA-WU issued on November 9, 2004 the PSC approved the application of Oak Springs to establish a water utility and approved rates for that water service. The PSC's Order granting the certificate and authorizing the appropriate rates for water service has now become final. These new rates for water service are listed on the back of this customer notice. They will be implemented immediately and will be effective for water service rendered no earlier than mid April of 2005 to be billed in May or early June of 2005.

Customers of Oak Springs, LLC have been receiving monthly statements reflecting their water usage (but not requiring any payment), for over a year now. Those customers who are utilizing more than 10,000 gallons per month, without substantial irrigation usage, may quite possibly have a leak somewhere in their system (customer's side of the meter) that will result in a substantial monthly water bill if not corrected immediately. The Utility highly recommends that any customers averaging more than 10,000 gallons per month have a licensed plumber inspect their system for leaks and to repair any leaks within the next 30 days. Failure to do so immediately will likely result in a high water bills beginning in mid April of 2005.

Sincerely,

Oak Springs, LLC

OAK SPRINGS, LLC
Schedule of Monthly Rates and Charges

Monthly Service Rates

Residential & General Service

Base Facility Charge

5/8" x 3/4"	\$ 7.74
Full 3/4"	11.61
1"	19.35
1 1/2"	38.70
2"	61.92
3"	123.84
4"	193.50
Charge per 1,000 gallons	\$2.14

Typical Residential Bills

5/8" x 3/4" meter

3,000 gallons	\$ 14.16
5,000 gallons	\$ 18.44
10,000 gallons	\$ 29.14

MISCELLANEOUS SERVICE CHARGES

Initial Connection	\$ 15.00
Normal Reconnection	15.00
Violation Reconnection	15.00
Premises Visit (in lieu of disconnection)	10.00