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COMMISSION
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February 16, 2005

Ms. Blanca Bayo
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Filing Service Agreement for Southlake Utilities, Inc.

Dear Ms. Bayo:

Pursuant to Rule 25-30.550, Florida Administrative Code, Southlake Utilities, Inc. ("Southlake"), hereby files with the Florida Public Service Commission ("Commission") the following agreement:

LHL Corporation (High Grove Business Center)

LHL Corporation has reserved 1.08 ERC's or 0.000378 MGD for domestic water capacity and 1.26 ERC's or 0.000378 MGD for wastewater capacity.

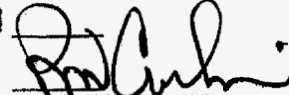
Southlake Water Treatment Plant has a capacity of 2.916 MGD and the current 3 month average daily flow is 1.558 MGD. Southlake Wastewater Treatment Plant has a capacity of 0.600 MGD and the current 3 month average daily flow is 0.642 MGD. Southlake Utilities, Inc. has initiated improvements to the WTP, including a 1.0 MGD ground storage tank which will be in service in March or early April 2005. The WWTP has been permitted for expansion to 1.115 AADF and is under construction with a completion date of July 2005.

Southlake has filed a replacement tariff with the Commission. Unlike its previous tariff, the new tariff does not include a standard developer agreement in the service availability policy section of the tariff. The enclosed developer agreement is not based upon the old developer agreement, but upon the replacement tariff and the Commission's orders changing Southlake's service availability charges, including changes to plant capacity charges and Allowance for Funds Prudently Invested Charges.

Please call me at (352) 636-8072 if you have any questions.

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Sincerely,


Randall W. Corbin
Manager All

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