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REPLY TO ALTAMONTE SPRINGS

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

April 7, 2005

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

VIA HAND DELIVERY

RECEIVED-FPSC
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COMMISSION
CLERK

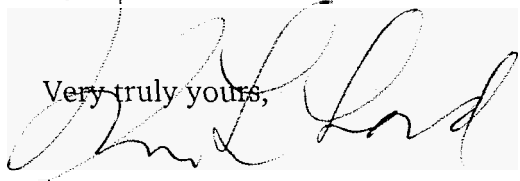
Re: Docket No. 050028-WU; Amended Application of Raintree Utilities, Inc., for amendment of water certificate to extend territory in Lake County, Florida
Our File No.: 39048.01

Dear Ms. Bayo:

Enclosed please find for filing the following Tariff pages:

- | | |
|------------------------------|------------------------------|
| First Revised Sheet No. 3.0 | Original Sheet No. 23.1 |
| First Revised Sheet No. 3.2 | First Revised Sheet No. 31.0 |
| Original Sheet No. 3.3 | First Revised Sheet No. 31.1 |
| First Revised Sheet No. 4.0 | Original Sheet No. 31.2 |
| First Revised Sheet No. 23.0 | Original Sheet No. 31.3 |

- CMP _____
- COM _____ contact me.
- CTR _____
- ECR org tariff
- GCL _____
- OPC _____
- MMS _____ VLL/tlc
- Enclosures
- RCA _____ cc: Mr. Fred Brown (w/enclosures)
- SCR _____ Ms. Patti Daniel, Division of Economic Regulation (w/enc.) (via hand delivery)
- Mr. Richard Redemann, Division of Economic Regulation (w/enc.) (via hand delivery)
- OTH _____

Very truly yours,

VALERIE L. LORD
For the Firm

M:\1 ALTAMONTE\RAINTREE UTILITIES, INC\PSC Clerk (Bayo) 14 (revised tariff pages).ltr.wpd

DOCUMENT NUMBER-DATE
03413 APR-7 05
FPSC-COMMISSION CLERK

RAINTREE UTILITIES, INC.
WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 539-W

COUNTY - LAKE

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-92-0019-FOF-WU	03/10/92	911039-WU	Original Certificate
PSC-00-0843-FOF-WU	04/28/00	000149-00	Transfer Majority Control
PSC-05-		050028-WU	Amendment

(Continued to Sheet No. 3.1)

KEITH SHAMROCK
Issuing Officer
PRESIDENT
Title

RAINTREE UTILITIES, INC.

WATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED

**LAKE COUNTY
WATER SERVICE ONLY**

RAINTREE HARBOR SECTION TWO

Township 18 South, Range 26 East

Section 33

Begin at the NW corner of the NW $\frac{1}{4}$ of Section 33, Township 18 South, Range 26 East, Lake County, Florida, run S 89W° 49' 04" E, along the north line of said NW $\frac{1}{4}$ of Section 33 a distance of 1,141.36 feet to the southwesterly right-of-way line of County Road No. 452; thence S 35° 17' 31" E, along said right-of-way line a distance of 1,453.87 feet to a point on the south line of the north 1,184.00 feet of said NW $\frac{1}{4}$ of Section 33; thence N 89° 49' 04" W, along said south line a distance of 1,322.67 feet to a point on the east line of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 33; thence S 00° 12' 15" E, along said east line a distance of 144.68 feet to the south line of said W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33; thence N 89° 39' 54" W, along said south line of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33 a distance of 659.65 feet to the west line of said NW $\frac{1}{4}$ of Section 33; thence N 00° 01' 15" E, along said west line a distance of 1,326.92 feet to the Point of Beginning. Containing 44.62 acres, more or less.

(Continued on Sheet No. 3.3)

KEITH SHAMROCK
Issuing Officer
PRESIDENT
Title

RAINTREE UTILITIES, INC.
WATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED

**LAKE COUNTY
WATER ONLY**

BENTWOOD SUBDIVISION

Township 19 South, Range 25 East

Section 2:

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 2, Township 19 South, Range 25 East, and the East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 19 South, Range 25 East, Lake County, Florida, as recorded in Official Records Book 832, Page 745, Public Records of Lake County, Florida, subject to an easement for ingress, egress and utilities over, upon and across the real property described as follows:

Begin at a point on the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 19 South, Range 25 East, Lake County, Florida, said point being 5 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2, said point being the POINT OF BEGINNING; thence run northerly along the East line of said Section a distance 25 feet; thence run westerly and parallel to the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2, a distance of 223.59 feet; thence South a distance of 30 feet more or less to the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2, said line also being the North line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 19 South, Range 25 East; thence East along the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2 a distance of 25 feet; thence North a distance of 5 feet; thence East and parallel to the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 2 to the POINT OF BEGINNING.

Less right-of-way for Poe Street per ORB 749, Page 347. Containing 50.44 acres, more or less.

KEITH SHAMROCK
Issuing Officer
PRESIDENT
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RAINTREE UTILITIES, INC.
WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
Lake	Raintree Harbor	General Service	16.0
	Raintree Harbor	Residential Service	17.0
Lake	Bentwood	Residential	16.0

KEITH SHAMROCK
Issuing Officer
PRESIDENT
Title

FIRST REVISED SHEET NO. 23.0
CANCELS ORIGINAL SHEET NO. 23.0

RAINTREE UTILITIES, INC.
WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES
(RAINTREE HARBOR SUBDIVISION ONLY)

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>SHEET NO.</u>
Back-Flow Preventer Installation Fee All Meter Sizes	Actual Cost*	N/A
Customer Connection (Tap-in) Charge All Meter Sizes	N/A	N/A
Inspection Fee Rule 25-30.540, F.A.C.	N/A	N/A
Main Extension Charge	N/A	N/A
Plan Review Charge Rule 25-30.540, F.A.C.	N/A	N/A
System Capacity Fee (Raintree Harbor Only) Includes Meter Installation Fee	\$250.00	31.0

* Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE - _____, 2005

TYPE OF FILING - _____

KEITH SHAMROCK
Issuing Officer
PRESIDENT
Title

RAINTREE UTILITIES, INC.
WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>SHEET NO.</u>
<u>Back Flow Preventor Installation Fee</u> All meter sizes	Actual Cost*	N/A
<u>Customer Connection (Tap-in) Charge</u> All meter sizes	N/A	N/A
<u>Inspection Fee</u> Rule 25-30.540, F.A.C.	N/A	N/A
<u>Main Extension Charge</u>	N/A	N/A
<u>Plan Review Charge</u> Rule 25-30.540, F.A.C.	N/A	N/A
<u>Meter Installation Fee</u>	\$125.00	31.0
<u>System Capacity Charge</u>	N/A	N/A

* Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE - _____, 2005

TYPE OF FILING - _____

KEITH SHAMROCK
Issuing Officer
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RAINTREE UTILITIES, INC.
WATER TARIFF

SERVICE AVAILABILITY POLICY

1.0 GENERAL POLICY

Raintree Utilities, Inc., a Florida corporation, hereinafter referred to as "Utility", is implementing this Service Availability Policy, hereinafter referred to as "Policy", in order that a portion of the cost of new and existing water utility facilities will be recovered from all applicable parties.

2.0 AVAILABILITY

The provisions of the Policy are available to contributors throughout the territory subject only to matters of economic feasibility.

3.0 APPLICATION

Any individual or builder, (hereinafter the "Applicant") shall request in writing the service desired from the Utility. Said application, as required by the Utility in order to implement the provisions of the Policy, shall include, but not be limited to: the name, mailing address and phone number of the Applicant; the location, size, zoning and intended use of the property to be served; and the approximate date service is desired. The Utility will respond to each individual Applicant within 30 days.

4.0 FEES

RAINTREE HARBOR: The Utility has installed plant and lines that are adequate to serve the 119 lots in the Raintree Harbor Subdivision. Customers requesting connection must pay a system capacity fee of \$250 as a condition precedent to receiving service. This one time fee includes the cost of installing the meter.

ALL OTHERS: Customers requesting connection must pay a meter installation fee of \$125 as a condition precedent to receiving service. This one time fee covers the cost of installing the meter.

(Continued on Sheet No. 31.1)

EFFECTIVE DATE - _____, 2005

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RAINTREE UTILITIES, INC.
WATER TARIFF

(Continued from Sheet No. 31.0)

5.0 GALLONS PER DAY, WATER DEMAND CHARACTERISTICS

The Table of Daily Flows section of this Policy provides a list of average daily gallons of demand for various occupancies which will be used in computing connection (plant capacity) charges. In the instance of common facilities for multiple dwelling units such as irrigation, laundering, recreation facilities, and commercial and commercial/residential facilities, determination of plant capacity charges will be based upon the use characteristic defined by engineering data supplied by the prospective contributor, as accepted by the Utility.

6.0 FACILITIES TO BE PROVIDED BY DEVELOPER OR CONTRIBUTOR - This Section does not apply to the Raintree Subdivision.

ON-SITE FACILITIES

On-site distribution facilities will be provided by the developer or contributor at no cost to the Utility pursuant to the requirements and specifications of the Utility. For purposes of this Policy, a developer shall be that person seeking water service from the Utility and who has agreed to abide by the terms and conditions of the Utility relative to procurement of the same. On-site facilities outside the point of delivery which shall be the point at which the piping of the Utility connects with the piping of the developer, shall be conveyed to the Utility by a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities, as well as complete as-built plans for all such lines and facilities together with accurate cost records establishing the construction cost of all such facilities as a condition precedent to their acceptance by the Utility and the initiation of service.

For purposes of this Policy, the term, "on-site" shall include all component parts of the water distribution system, including but not limited to mains, valves, fittings, piping, and the site for same, and all other appurtenances as shown on the approved design of the water distribution system. On-site mains shall be defined as the mains necessary to service the longest perimeter side of the developer's property with adequate size to serve the property. Under certain conditions, such mains may be considered partially on-site and partially off-site at the same time.

OFF-SITE FACILITIES

Off-site distribution facilities will be provided by the developer or contributor in accordance with the Utility's specifications and conveyed to the Utility by bill of sale, at no cost to the Utility, with necessary maintenance and replacement easements and rights-of-way in such cases wherein the developer constructs the facilities, together with as-built drawings of the facilities and accurate cost records establishing the construction cost of all such facilities as a condition precedent to their acceptance by the Utility and the initiation of service. At the option of the Utility, the developer may be required to pay for the design, construction and inspection of the off-site facilities with the design, construction and inspection to be conducted under the auspices of the Utility.

(Continued on Sheet No. 31.2)

EFFECTIVE DATE - _____, 2005

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RAINTREE UTILITIES, INC.
WATER TARIFF

(Continued from Sheet No. 31.1)

The location, size or proposed density of the developer's property may make service to the property dependent upon the extension of "off-site" water facilities. For purposes of this Policy, the term, "off-site" shall include all component parts of the water distribution system, including but not limited to mains, valves, fittings, piping, and the site for same, and all other appurtenant facilities necessary to connect the developer's property and the on-site facilities of the Utility. Off-site facilities may include mains and appurtenant facilities which traverse the longest perimeter side of the developer's property in order to adequately serve the property and to connect to the off-site facilities providing service to the property of others. Under certain conditions, such mains may be considered partially on-site and partially off-site at the same time.

7.0 REFUNDABLE ADVANCES - This Section does not apply to the Raintree Subdivision.

If the off-site facilities can serve other areas than those of the developer, the Utility may require that they be oversized to enable service to be provided to additional territory and that the developer advance the cost of such oversized facilities. So much of the cost as exceeds the hydraulic share of the developer will be refunded by the Utility as refundable advances over a period not to exceed seven years, from off-site fees paid by other developers connecting to the main or mains in accordance with their hydraulic share. After the seven years, any portion of the refund not made to the developer will have lapsed and developer shall not be entitled to additional refund thereafter. For purposes of this Policy, a hydraulic share shall be defined as the pro rata share of the capabilities of facilities to be available to the developer which pro rata share is multiplied by the unit cost (per gallon) of constructing the facilities to determine the proportional share of the cost to be borne by the developer. The developer shall always be responsible for and shall not be refunded his hydraulic share of the cost of off-site water facilities.

8.0 INSPECTION OF PLUMBER'S HOOK-UP - This Section does not apply to the Raintree Subdivision.

It shall be the responsibility of the developer its plumbing contractor to connect the developer's plumbing installation with the water distribution system. The Utility reserves the right to inspect all such connections to be assured that the connections are properly made in accordance with the Utility's rules governing such connections and that the connections as made are free for infiltration.

The developer shall notify the Utility of any proposed interconnection with the facilities of the Utility and connection may be made without the presence of the Utility inspector. However, such connection shall remain open until inspection by the Utility and until notice of the approval of the connection is furnished to the developer in accordance with the practices and procedures of the Utility. Any connection covered without the benefit of inspection will result in the developer being required to reopen the connection for inspection. If the Utility fails to inspect the connection within 48 hours after notice that the same is ready for inspection, the connection shall be deemed approved by the Utility.

The developer shall be responsible for insuring the safety and guarding against liabilities arising out of the construction, including leaving the connection open until approved by the Utility and covered by the developer.

(Continued on Sheet No. 31.3)

EFFECTIVE DATE - _____, 2005

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Issuing Officer
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ORIGINAL SHEET NO. 31.3

RAINTREE UTILITIES, INC.
WATER TARIFF

(Continued from Sheet No. 31.2)

9.0 UTILITY'S RIGHT TO MODIFY

By the adoption of this Policy, the Utility does not waive its lawful right to change its rates and charges for service availability or to modify this Policy in the future, but in no event shall the Utility adopt a service availability policy that does not contain the essential terms and conditions hereof.

The Utility may enter into special contracts in order to provide it with the necessary capital to undertake improvements to its water facilities so long as it files such contracts with the Commission within thirty (30) days after execution. The Utility enters into such contracts at its own peril, and such contracts shall be subject to enforcement by judicial action.

The provisions of this Policy are subject to Chapters 367 and 403, Florida Statutes, Chapter 25-10, Florida Administrative Code, and other application laws.

10.0 EXTENSION OUTSIDE SERVICE AREA

Developers being potential customers owning or controlling property which lies outside the Utility's certificated service area may apply to the Utility for the extension of the Utility's water distribution system and facilities to the developer's property. The Utility shall not be obligated to provide service outside of its certificated area, but may elect to do so upon terms and conditions similar to those contained in this Policy. Provided, however, the Utility may require additional contributions-in-aid-of-construction (CIAC) should the same be reasonably required in order to maintain the same level of economic feasibility then in effect within the certificated area. The Utility may require a developer to reimburse the Utility for all of its actual professional and administrative costs of securing said extension of the Utility's service area.

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