



16554 Cagan Crossings Boulevard - Suite No. 2  
Clermont, Florida 34714

RECEIVED-FPSC

05 OCT -7 AM 10:37

COMMISSION  
CLERK

October 5, 2005

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

Re: Filing Developer 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 developer agreement:

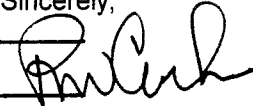
The Retreat – Phase One

Ultimate Developers, LLC has reserved 28.57 ERC's or 0.010000 MGD for domestic water capacity and 31.22 ERC's or 0.009400 MGD for wastewater capacity.

Southlake Water Treatment Plant has a capacity of 2.916 MGD and the current 3 month average daily flow is 1.923 MGD. Southlake Wastewater Treatment Plant has a capacity of 1.115 MGD and the current 3 month average daily flow is 0.636 MGD.

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.

CMP \_\_\_\_\_  
COM \_\_\_\_\_  
CTR \_\_\_\_\_  
ECR \_\_\_\_\_  
Sincerely,  
  
Randall W. Corbin  
Manager

GCL \_\_\_\_\_  
OPC \_\_\_\_\_  
RCA \_\_\_\_\_  
SCR \_\_\_\_\_  
SGA \_\_\_\_\_  
SEC cover only  
OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

09618 OCT-7 05

FPSC-COMMISSION CLERK