

ORIGINAL

LAW OFFICES
ROSE, SUNDBSTROM & BENTLEY, LLP
2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301

FREDERICK L. ASCHAUER, JR.
CHRIS H. BENTLEY, P.A.
ROBERT C. BRANNAN
DAVID F. CHESTER
F. MARSHALL DETERDING
JOHN R. JENKINS, P.A.
STEVEN T. MINDLIN, P.A.
CHASITY H. O'STEEN
DAREN L. SHIPPY
WILLIAM E. SUNDBSTROM, P.A.
DIANE D. TREMOR, P.A.
JOHN L. WHARTON
ROBERT M. C. ROSE, OF COUNSEL
WAYNE L. SCHIEFFELBEIN, OF COUNSEL

(850) 877-6555
FAX (850) 656-4029
www.rsbatorneys.com

REPLY TO CENTRAL FLORIDA OFFICE

CENTRAL FLORIDA OFFICE
SANLANDO CENTER
2180 W. STATE ROAD 434, SUITE 2118
LONGWOOD, FLORIDA 32779
(407) 830-6331
FAX (407) 830-8522

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD
BRIAN J. STREET

February 15, 2006

HAND DELIVERY

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

RECEIVED-FPSC
06 FEB 15 AM 11:54
COMMISSION
CLERK

Re: Docket No. 06 0139-WU, Application of Colina Bay Water Company, LLC, for original Water Certificate in Lake County, Florida
Our File No.: 40059.01

Dear Ms. Bayo:

Enclosed for filing are the original and twelve (12) copies of the Application of Colina Bay Water Company, LLC, for original Water Certificate in Lake County, Florida. Also, enclosed is this firm's check in the amount of \$750.00 representing the appropriate filing fee.

Should you have any questions regarding this filing, please do not hesitate to give me a call.

Check received with filing and forwarded to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check:

MSF

*Original Tariff + MAP
MSF/tlc forwarded to ECR
Enclosures*

Very truly yours,



MARTIN S. FRIEDMAN
For the Firm

cc: Mr. Edward A. Neal (w/enclosures)

M:\1 ALTAMONTE\COLINA BAY WATER COMPANY, LLC\PSC Clerk (Bayo) 01.ltr.wpd

DOCUMENT NUMBER-DATE

01298 FEB 15 06

FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application of COLINA BAY WATER)
COMPANY, LLC, for original Water)
Certificate in Lake County, Florida)
_____)

DOCKET NO.: _____

APPLICATION FOR ORIGINAL WATER CERTIFICATE

COLINA BAY WATER COMPANY, LLC ("Applicant"), by and through its undersigned attorneys and pursuant to §§ 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for an original certificate to operate a water utility in Lake County, Florida, and submits the following information:

PART I: APPLICANT INFORMATION

A. The full name, address and telephone number of the Applicant:

Colina Bay Water Company, LLC
7512 Dr. Phillips Boulevard, Suite 50-513
Orlando, FL 32819
(407) 234-5476

B. The name, address and phone number of the person to contact concerning this application:

Martin S. Friedman, Esquire
Valerie L. Lord, Esquire
Rose, Sundstrom & Bentley, LLP
2180 W. State Road 434
Suite 2118
Longwood, FL 32779
PHONE: (407) 830-6331
FAX: (407) 830-8522

C. The Applicant is a Florida limited liability corporation created on December 1, 2005.

DOCUMENT NUMBER-DATE

01298 FEB 15 08

FPSC-COMMISSION CLERK

D. (1) The name and address of the managers are as follows:

Edward A. Neal
7512 Dr. Phillips Boulevard, Suite 50-513
Orlando, FL 32819

MP Growth, LLC
138 E. Central Avenue
Howey-In-The-Hills, FL 34737

(2) The names of the members and their membership interests are as follows:

Edward A. Neal	50%
MP Growth, LLC	50%
	<hr/>
	100%

PART II: NEED FOR SERVICE

- A. The territory proposed to be served by Applicant is owned or controlled by a related party (Colina Bay, LLC) which intends to develop the property into 73 single-family lots. There are no other utilities nearby which are willing and able to provide water service to the proposed territory. The closest utility, City of Clermont, has previously indicated that it will not provide service in the proposed service territory.
- B. To the best of Applicant's knowledge, the provision of service will be consistent with the water section of the local comprehensive plan, as approved by the Department of Community Affairs.

PART III: SYSTEM INFORMATION

A. WATER

(1) The Applicant proposes to provide potable water service within the entire service area. The water demand projections with build-out schedule is attached hereto as Exhibit "A".

(2) Seventy-Three (73) ERCs are proposed to be served, each with a 3/4 x

7/8 inch meter. All customers will be residential consisting of single-family detached homes.

(3) The following is a description of the capacities of Applicant's lines and treatment facilities:

Water

The proposed capacity of the water treatment plant and associated distribution system will be designed and constructed to supply the maximum daily demand plus peak hourly flows. This will be adequate to supply the average demand flow of 36,500 MGD.

(4) Attached as Exhibit "A" is a description of the water treatment facilities.

(5) The real estate upon which the water plant is to be located will be conveyed to the Applicant by plat dedication language.

PART IV: FINANCIAL AND TECHNICAL INFORMATION

A. (1) Financial Ability. The Applicant has the financial ability to provide reliable water service. Applicant is a related party to the Developer and, thus, has a vested interest in assuring that good quality and quantity of water is available within the service area. Pro forma financial statements are included in Exhibit "B" attached hereto.

(2) Technical Ability. The Applicant has retained the following professionals with regard to the construction, operation and regulation of its water system:

Farner, Barley & Associates, Inc. - engineers
Cronin, Jackson, Nixon & Wilson - financial
Rose, Sundstrom & Bentley, LLP - legal and regulatory

B. A Special Report to be prepared by Cronin, Jackson, Nixon & Wilson setting forth the required financial information is filed as Exhibit "B".

PART V: RATES AND TARIFFS

- A. The original and two copies of a proposed water tariff containing all rates, classifications, charges, rules and regulations is filed as Exhibit "C".

PART VI: TERRITORY DESCRIPTION AND MAPS

A. TERRITORY DESCRIPTION

An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility is currently serving is attached hereto as Exhibit "D".

B. TERRITORY MAPS

One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1: = 200' or 1" = 400' on which the proposed territory is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning is attached hereto as Exhibit "E".

C. SYSTEM MAPS

One copy of detailed map(s) showing proposed lines, facilities and the territory being served is attached hereto as Exhibit "F".

PART VII: NOTICE OF ACTUAL APPLICATION

- A. Attached as Exhibit "G" is an affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:
1. the governing body of the municipality, county or counties in which the system or territory proposed to be served is located;
 2. the privately owned water utility that holds a certificate granted by the Public Service Commission and that is located within the county in which the utility or the territory proposed to be served is located;
 3. if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;

4. the regional planning council;
 5. the Office of Public Counsel;
 6. the Public Service Commission's Director of Records and Reporting;
 7. the appropriate regional office of the Department of Environmental Protection; and
 8. the appropriate water management district;
- B. An affidavit (including a copy of the Notice), which will be filed as Late Filed Exhibit "H" is the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each property owner within the proposed anticipated territory.
- C. Immediately upon completion of publication, Applicant will file an affidavit that the notice of actual application was published once a week in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit and will be filed as Late Filed Exhibit "I".

PART VII: FILING FEE

The filing fee enclosed with the Application is \$750.00.

Respectfully submitted on this 14 day
of February, 2006, by:

ROSE, SUNDSTROM & BENTLEY, LLP
2180 W. State Road 434, Suite 2118
Longwood, FL 32779
PHONE: (407) 830-6331
FAX: (407) 830-8522
mfriedman@rsbattorneys.com

BY: 

MARTIN S. FRIEDMAN
For the Firm

EXHIBIT "A"
(Description of Water Treatment Facilities)

Colina Bay Water Treatment Plant Engineer's Analysis of Proposed Facility

Proposed Facility

In order to serve the proposed Colina Bay subdivision, it will be necessary to construct a new water treatment facility. The proposed facility is to be constructed by the proposed Colina Bay Water Company. The new system is proposed to serve 73 proposed new homes to be constructed within the Colina Bay subdivision. A new water treatment facility will need to be constructed in order to serve the proposed subdivision. Anticipated water demands are as follows:

Proposed Service Area = 73 homes

Average Daily Demand (ADD) = 500 gpd x 73 homes = 36,500 gpd

Maximum Daily Demand = 2.5 x ADD = 91,250 gpd = 63 gpm

Maximum Daily Demand + Fire Flow = 63 gpm + 1,000 gpm = 1,063 gpm

Peak Hour Demand (PHD) = 4 x ADD = 146,000 gpd = 101 gpm

Water Source

In order to provide Max Daily Demand plus Fire Flow, it will be necessary to construct a potable water well capable of supplying 1,063 gallons per minute. We recommend that a 12" well be constructed for this purpose, which will keep velocities within the well casing to approximately 3.3 ft/sec. A vertical turbine well pump with a capacity of 1,100 gpm is recommended for withdrawing water from the well and pumping into the pressure tank. Wellhead equipment will consist of the vertical turbine pump, ductile iron piping, check valve, gate valves, air release valve and a sampling port.

In accordance with FDEP requirements, since the system will serve less than 150 connections and less than 350 persons, only one well is required at this facility.

Water Treatment

Based upon available water quality results from other wells located in the vicinity, it is anticipated that treatment of the raw water will consist only of disinfection. For this purpose, a constant speed chemical metering pump will be installed which will inject sodium hypochlorite into the raw water for disinfection.

It is important to note, however, that water quality is an unknown and varies greatly from well to well. In the event that sulfide levels exceed the limits set by the FDEP, it may be necessary to install an aeration system for removal of these sulfides. In many instances, it is also necessary to adjust pH as well, since aeration increases the pH of the water, sometimes beyond acceptable limits as dictated by FDEP. The final water treatment process will be dictated by the water quality results upon completion of well construction.

Water Storage

In accordance with FDEP rules and the *Recommended Standards for Water Works*, we will provide a hydropneumatic tank with a total volume of 15,000 gallons, as the minimum acceptable tank volume is ten times the well pump capacity (1,100 gpm x 10 = 11,000 gallons, however, hydropneumatic tanks generally jump from 10,000 gallons capacity to 15,000 gallons capacity). We would recommend that the tank be constructed to ASME standards, and have a pressure rating of 80 psi. The tank will be equipped with equipment as required by the FDEP and *Recommended Standards*, including, but not limited to, sight glass, access manway, pressure relief valve, tank drain, tank bypass, etc. The tank will also be equipped with a tank-mounted air compressor.

Standby Power

In accordance with FDEP rules, due to the fact that the system serves less than 150 connections and less than 350 persons, no standby power is required on this system.

Water Treatment Plant Site

As required, setbacks to the potable water well will be in accordance with Chapter 62-555, F.A.C. Setbacks will be protected via ownership of the site surrounding the well and easements as necessary to preserve the required setbacks to meet the code requirements. The water treatment plant site will be fenced in order to protect the facility, as required. All proposed wellhead and yard piping will be constructed of ductile iron pipe.

With construction of the above items, the system will be capable of providing sufficient flows and pressures to the proposed utility service area. The permitted capacity of the plant will be based upon the well pump capacity and/or the Consumptive Use Permit, whichever is less.

EXHIBIT "B"
(Financial Report)

Colina Bay Water Company, LLC

Special Report

Original Certificate Application

February 13, 2006

EXHIBIT "B"

Colina Bay Water Company, LLC
Original Certificate Application
Special Report

Index

<u>Schedule</u>		<u>Description</u>
<u>No.</u>	<u>Page(s)</u>	
		Accountant's Letter
1	1	Proposed Rates and Service Availability Charges
2	2	Proforma Rate Base, Rate of Return and Operating Income when Operating at 80% of Designed Capacity
3	3	Summary of Proposed Utility Plant Cost, Accumulated Depreciation and Expense When Operating at 80% of Designed Capacity
4	4	Estimated Cost of Proposed Utility Plant in Service
5	5	Calculation of Allowance for Funds Used During Construction (AFUDC)
6	6	Projected Accumulated Depreciation & Depreciation Expense When Operating at 80% of Designed Capacity
7	7	Calculation of Proposed Service Availability Charges, CIAC Level at Build-out and Statement Regarding Proposed Service Availability Policy
8	8	Projected Accumulated Amortization of CIAC and Annual Amortization
9	9	Constructed Statement of Operations When Operating at 80% of Designed Capacity
10	10	Detail of Proforma O&M Expense and Engineer's Estimate of Plant Operating Expenses when Plant is Operating at 80% of Designed Capacity
11	11	Projected Taxes Other Than Income
12	12	Proforma Capital Structure when Plant is Operating at 80% of Designed Capacity and Statement Regarding Financing of Utility Operations in the Initial Years of Development

Cronin, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

JAMES L. CARLSTEDT, C.P.A.
JOHN H. CRONIN, JR., C.P.A.
PAUL E. DECHARIO, C.P.A.
KATHERINE U. JACKSON, C.P.A.
ROBERT H. JACKSON, C.P.A.
ROBERT C. NIXON, C.P.A.
JEANETTE SUNG, C.P.A.
HOLLY M. TOWNER, C.P.A.
REBECCA G. VOITLAIN, C.P.A.
JAMES L. WILSON, C.P.A.

2560 GULF-TO-BAY BOULEVARD
SUITE 200
CLEARWATER, FLORIDA 33765-4432
(727) 791-4020
FACSIMILE
(727) 797-3602
e-mail
cpas@cjnw.net

February 13, 2006

To the Members
Colina Bay Water Company, LLC

In accordance with your request, we have prepared the accompanying Special Report of Colina Bay Water Company, LLC consisting of the schedules listed in the preceding Index.

This report is intended solely for use as part of an original certificate application and request for initial rates and charges to be filed with the Florida Public Service Commission and should not be used for any other purpose.

Because this Special Report was not audited by us, we do not express an opinion or any other form of assurance on it.

Cronin, Jackson, Nixon & Wilson
CRONIN, JACKSON, NIXON & WILSON

Colina Bay Water Company, LLC
Proposed Rates and Service Availability Charges
Original Certificate Application

Line No.		Proposed Monthly Rate
1	<u>Residential & General Service</u>	
2	Base Facility Charges:	
3	5/8" x 3/4"	\$ 31.36
4	1"	78.40
5	Gallonage charge per 1,000 gallons	7.49
6	<u>Service Availability Charges</u>	<u>Charge</u>
7	System Capacity Charge:	
8	Residential per ERC - 500 gpd	<u>\$ 12,800</u>
9	Commercial per gallon of daily demand (Minimum of 500 gpd)	<u>\$ 25.60</u>
10	Meter Fee:	
11	5/8 x 3/4"	<u>\$ 155</u>
12	Over 5/8 x 3/4"	<u>Actual Cost</u>

Colina Bay Water Company, LLC
 Proforma Rate Base, Rate of Return and Operating Income
 When Operating at 80% of Designed Capacity

Line No.		Schedule Reference	Proforma Balance
1	Utility Plant in Service	3	\$ 579,347
	Land	3	702,593
2	Accumulated Depreciation	6	(83,411)
3	Contributions in Aid of Construction (CIAC)	8	(945,715)
4	Accumulated Amortization of CIAC	8	43,776
			<u>\$ 296,590</u>
5	Allowance For Working Capital (1)		<u>4,775</u>
6	Proforma Rate Base		<u>\$ 301,365</u>
7	Proforma Rate of Return	12	<u>9.32%</u>
8	Proforma Operating Income	9	<u>\$ 28,087</u>
9	Note (1): Based on 12.5% of O&M expense per Schedule No. 9.		

Colina Bay Water Company, LLC
 Summary of Proposed Utility Plant Cost, Capacities, Accumulated Depreciation and Expense
 When Operating at 80% of Designed Capacity

Line No.	NARUC Acct. No.	Description	Estimated	PSC	Depreciation Expense	Accumulated Depreciation	Capacities(2)	
			Original Cost	Depreciation Rate %			ERC's	Gallons
1	301	Organization (1)	\$ 40,000	2.50	\$ 1,000	\$ 3,500	58	29,000
2	303	Land & Land Rights	702,593	-	-	-	58	29,000
3	304	Structures & Improvements	31,375	3.70	1,161	4,063	58	29,000
4	307	Wells	156,889	5.56	8,723	30,531	58	29,000
5	309	Supply Mains	12,550	3.13	393	1,375	58	29,000
6	311	Pumping Equipment	25,100	5.88	1,476	5,166	58	29,000
7	320	Water Treatment Equipment	18,825	5.88	1,107	3,874	58	29,000
8	320	Water Treatment Equipment - Chlorination Equipment	12,550	14.29	1,793	6,277	58	29,000
9	330	Distribution Reservoirs & Standpipes	62,761	3.33	2,090	7,318	58	29,000
10	331	Transmission & Distribution Mains	172,179	2.63	4,528	15,858	58	29,000
11	333	Services	20,848	2.86	596	2,087	58	29,000
12	334	Meters & Installations	8,990	5.88	529	1,850	58	29,000
13	335	Hydrants	<u>17,280</u>	2.50	<u>432</u>	<u>1,512</u>	<u>58</u>	<u>29,000</u>
14		Total	<u>\$1,281,940</u>		<u>\$ 23,828</u>	<u>\$ 83,411</u>	<u>58</u>	<u>29,000</u>

15 Notes:(1) Organization costs are based on estimated legal, accounting and engineering costs incurred to
 16 obtain an original PSC certificate.

17 (2) The Utility was formed to provide water service to the development of Colina Bay. The development is a private lake front
 18 community which will consist of estate sized homes. A total of 73 residential homes will be served at buildout. When operating at
 19 80% of designed capacity, 58 homes will be served. The Company's engineer has determined an average daily demand of 500
 20 gpd per ERC based on the type of customer base. Thus, the capacity in gpd when operating at 80% of designed capacity is
 21 29,000 gpd. Total average daily demand capacity is 36,000 gpd.

Colina Bay Water Company, LLC
Original Certificate Application
Estimated Cost of Proposed Water Utility Plant in Service
By Primary Accounts

Line No.	Plant	Plant Costs		Contingency / Engineering (2)	Total Costs Before AFUDC		AFUDC	Total Plant Costs
		Excl. AFUDC	Percent		AFUDC	Percent		
1	Structures & Improvements	\$25,000	9.80%	\$4,998	\$29,998	9.80%	\$1,377	\$31,375
2	Wells	125,000	49.02%	25,000	150,000	49.03%	6,889	156,889
3	Supply Mains	10,000	3.92%	1,999	11,999	3.92%	551	12,550
5	Pumping Equipment	20,000	7.84%	3,998	23,998	7.84%	1,102	25,100
6	Water Treatment Equipment	15,000	5.88%	2,999	17,999	5.88%	826	18,825
	Water Treatment - Liquid Chlorination Equipment	10,000	3.92%	1,999	11,999	3.92%	551	12,550
8	Distribution Reservoirs	50,000	19.62%	10,006	60,006	19.61%	2,755	62,761
9		<u>255,000</u>	<u>100.00%</u>	<u>51,000</u>	<u>306,000</u>	<u>100.00%</u>	<u>14,050</u>	<u>320,050</u>
20	<u>Transmission & Distribution System</u>							
21	Transmission & Distribution Mains	\$149,475	81.87%	\$ 15,146	\$ 164,621	81.87%	\$ 7,558	\$ 172,179
23	Services	18,100	9.91%	1,833	19,933	9.91%	915	20,848
24	Meters & Installations (1)	8,990	-	-	8,990	-	-	8,990
26	Hydrants	<u>15,000</u>	<u>8.22%</u>	<u>1,521</u>	<u>16,521</u>	<u>8.22%</u>	<u>759</u>	<u>17,280</u>
27								
29	Total Transmission & Distribution System	<u>191,565</u>	<u>100.00%</u>	<u>18,500</u>	<u>210,065</u>	<u>100.00%</u>	<u>9,232</u>	<u>219,297</u>
30								
32	Total Utility Plant Cost	<u>\$ 446,565</u>	<u>100.00%</u>	<u>\$ 69,500</u>	<u>\$ 516,065</u>	<u>100.00%</u>	<u>\$ 23,282</u>	<u>\$ 539,347</u>

33 Note: (1) Meters and installations are based on an estimated cost of \$155 per meter multiplied by 58 residential homes (when the system is operating at
34 80% of designed capacity (73 total homes to be served at build-out)).

35 (2) Contingencies and engineering costs are based on 10% of estimated costs.

Colina Bay Water Company, LLC
Original Certificate Application
Calculation of AFUDC Excluding Land and Meters

Line No.	Month	Estimated Monthly CWIP Increase	Accumulated CWIP Beginning Of Month	Accumulated CWIP End Of Month	Average CWIP Balance	Monthly AFUDC	Total Capitalized
<u>Treatment Plant</u>							
1	1	\$25,500		\$25,500	\$12,750	\$95	\$25,595
2	2	25,500	\$25,595	51,095	38,345	286	51,381
3	3	25,500	51,381	76,881	64,131	478	77,359
4	4	25,500	77,359	102,859	90,109	672	103,531
5	5	25,500	103,531	129,031	116,281	867	129,898
6	6	25,500	129,898	155,398	142,648	1,063	156,461
7	7	25,500	156,461	181,961	169,211	1,261	183,222
8	8	25,500	183,222	208,722	195,972	1,461	210,183
9	9	25,500	210,183	235,683	222,933	1,662	237,345
10	10	25,500	237,345	262,845	250,095	1,864	264,709
11	11	25,500	264,709	290,209	277,459	2,068	292,277
12	12	<u>25,500</u>	<u>292,277</u>	<u>317,777</u>	<u>305,027</u>	<u>2,273</u>	<u>320,050</u>
25	TOTAL	<u>\$306,000</u>				<u>\$14,050</u>	<u>\$320,050</u>
<u>TRANSMISSION & DISTRIBUTION SYSTEM</u>							
27	1	16,756	\$ -	\$16,756	\$8,378	\$62	\$16,818
28	2	16,756	16,818	33,574	25,196	188	33,762
29	3	16,756	33,762	50,518	42,140	314	50,832
30	4	16,756	50,832	67,588	59,210	441	68,029
31	5	16,756	68,029	84,785	76,407	569	85,354
32	6	16,756	85,354	102,110	93,732	699	102,809
33	7	16,756	102,809	119,565	111,187	829	120,394
34	8	16,756	120,394	137,150	128,772	960	138,110
35	9	16,756	138,110	154,866	146,488	1,092	155,958
36	10	16,757	155,958	172,715	164,337	1,225	173,940
37	11	16,757	173,940	190,697	182,319	1,359	192,056
38	12	<u>16,757</u>	<u>192,056</u>	<u>208,813</u>	<u>200,435</u>	<u>1,494</u>	<u>210,307</u>
39		<u>\$201,075</u>				<u>\$9,232</u>	<u>\$210,307</u>
40	Note: AFUDC is based on the annual rate of return (Schedule No. 8) discounted to a						
41	monthly rate of	0.7453404%					

Colina Bay Water Company, LLC
 Projected Accumulated Depreciation and Expense
 When Operating at 80% of Designed Capacity

Line No.	NARUC Act. No.	Description	Estimated Cost	Years to 80% of Capacity	PSC Depreciation Rate	Accumulated Depreciation	Depreciation Expense
1	301	Organization	\$ 40,000	4	2.50	\$ 3,500	\$ 1,000
2	304	Structures & Improvements	31,375	4	3.70	4,063	1,161
3	307	Wells	156,889	4	5.56	30,531	8,723
4	309	Supply Mains	12,550	4	3.13	1,375	393
5	311	Pumping Equipment	25,100	4	5.88	5,166	1,476
6	320	Water Treatment Equipment	18,825	4	5.88	3,874	1,107
7	320	Water Treatment Equipment - Chlorination Equipment	12,550	4	14.29	6,277	1,793
8	330	Distribution Reservoirs & Standpipes	62,761	4	3.33	7,318	2,090
9	331	Transmission & Distribution Mains	172,179	4	2.63	15,858	4,528
10	333	Services	20,848	4	2.86	2,087	596
11	334	Meters & Installations	8,990	4	5.88	1,850	529
12	335	Hydrants	17,280	4	2.50	1,512	432
13		Total	\$ 579,347			\$ 83,411	\$ 23,828

Colina Bay Water Company, LLC
 Calculation of Proposed Service Availability Charges, CIAC Level at Build-out and
 Statement Regarding Proposed Service Availability Policy

Line No.	Plant Cost	Plant Capacity (ERC's)	Total Cost per ERC	Proposed Capacity Charge per ERC
1	<u>Calculation of proposed system capacity charge</u>			
2	\$ 570,357	73	7,813	\$ 6,000
3	<u>702,593</u>	73	9,625	<u>6,800</u>
4	<u>\$ 1,272,950</u>			<u>\$ 12,800</u>
5	<u>Calculation of Meter & Installation Fee (5/8x3/4")</u>			
6	\$ 50			
7	25			
8	<u>60</u>			
9	135			
10	<u>20</u>			
11	<u>\$ 155</u>			
12	<u>CIAC Level at Build-out</u>			
13				\$ 1,281,940
14				<u>(83,411)</u>
15				<u>1,198,529</u>
16				945,715
17				<u>(45,685)</u>
18				<u>900,030</u>
19				<u>\$ 298,499</u>
20				75.09%
21				<u>24.91%</u>
22				<u>100.00%</u>
23	<u>Statement Regarding Proposed Service Availability Policy</u>			
24	The Company proposes a service availability policy based on a system capacity charge and meter fees			
25	which will result in a 75% level of CIAC when the system reaches full capacity.			

Colina Bay Water Company, LLC
 CIAC , Accumulated Amortization of CIAC and Annual Amortization
 When Plant is Operating at 80% of Designed Capacity

Line No.	Year	Description	No. of New ERC's	Proposed Charge Per ERC	Total CIAC	Amortization Rate(1)	Factor For Build-out	Accumulated Amortization	Accumulated Amortization at 80% & Build-out	Annual Amortization at 80% Level Operation	
1	1	System Capacity Charge - plant	14	6,000	\$ 84,000	4.09%	4.5	\$ 15,460			
		System Capacity Charge - land	14	6,800	95,200						
2		Meter Fees	14	155	2,170	5.88%	4.5	574			
3	2	System Capacity Charge - plant	14	6,000	84,000	4.09%	3.5	12,025			
		System Capacity Charge - land	14	6,800	95,200						
4		Meter Fees	14	155	2,170	5.88%	3.5	447			
5	3	System Capacity Charge - plant	15	6,000	90,000	4.09%	2.5	9,203			
		System Capacity Charge - land	15	6,800	102,000						
6		Meter Fees	15	155	2,325	5.88%	2.5	342			
7	4	System Capacity Charge - plant	15	6,000	90,000	4.09%	1.5	5,522			
		System Capacity Charge - land	15	6,800	102,000						
8		Meter Fees	15	155	2,325	5.88%	1.5	205	\$ 43,776	\$ 14,727	
9	5	System Capacity Charge - plant	15	6,000	90,000	4.09%	0.5	1,841			
		System Capacity Charge - land	15	6,800	102,000						
10		Meter Fees	15	155	2,325	5.88%	0.5	68			
11		Total	<u>73</u>		<u>\$ 945,715</u>			<u>\$ 45,685</u>	<u>\$ 45,685</u>		
12	Note (1): The composite amortization rate is calculated as follows:										
13		Total depreciation expense			\$ 23,828						
14		Less depreciation expense - meters			(529)						
15		System depreciation expense			<u>\$ 23,299</u>						
16		Total depreciable plant excluding meters			<u>\$ 570,357</u>						
17		Composite capacity charge amortization rate			<u>4.09%</u>						

Colina Bay Water Company, LLC
 Constructed Statement of Operations
 When Operating at 80% of Designed Capacity

Line No.		Estimated Amount	Proforma Adjustments		Proforma Amount	Schedule Reference
1	Operating Revenue		<u>\$ 101,148</u>	(A)	<u>\$ 101,148</u>	
2	Operating Expenses:					
3	O&M expense	\$ 38,200			38,200	9
4	Depreciation	23,828			23,828	6
5	Amortization of CIAC	(14,727)			(14,727)	8
6	Taxes other than income	<u>21,208</u>	<u>4,552</u>	(B)	<u>25,760</u>	11
7		<u>68,509</u>	<u>4,552</u>		<u>73,061</u>	
8	Operating Income (loss)	<u>\$ (68,509)</u>	<u>\$ 96,596</u>		<u>\$ 28,087</u>	
9	Rate Base	<u>\$ 301,365</u>			<u>\$ 301,365</u>	2
10	Rate of Return	<u>-23.00%</u>			<u>9.32%</u>	12
11	Proforma Adjustments:					
12	(A) Total revenue requested				<u>\$ 101,148</u>	
13	(B) Regulatory assessment fees (RAFTs):					
14	Total revenue requested				\$ 101,148	
15	RAF rate				<u>4.50%</u>	
16	Regulatory Assessment Fees				<u>\$ 4,552</u>	

Colina Bay Water Company, LLC
 Detail of Proforma O&M Expenses and
 Engineer's Estimate of Plant Operating Expenses
 When Plant is Operating at 80% of Designed Capacity

Line No.	NARUC Actt. No.	Description	Estimated Amount
1	615	Purchased Power (1)	\$ 3,500
2	618	Chemicals (1)	1,500
3	630	Contractual Services:	
4		Meter Reading, Billing, Collection & Customer Accounts (1)	5,000
5		Plant Operator (1)	7,500
6		Testing (1)	4,000
7		Outside Accounting - General Ledger, Financial Statements,	
8		Annual Report, RAF Return, Index Adjustments & Tax Returns	6,500
9		Management Fees	<u>6,000</u>
10			<u>29,000</u>
11	655	Insurance - Property, Casualty & Liability	3,000
12	675	Miscellaneous	<u>1,200</u>
13		Total estimated O&M expense	<u>\$ 38,200</u>

(1) Per engineering estimate of Farner, Barley & Associates, Inc.

Colina Bay Water Company, LLC
 Projected Taxes Other Than Income Taxes

Line No.	<u>Description</u>	<u>Cost</u>	Millage <u>Rate</u>	Projected <u>Tax</u>
1	Real Estate - Plant site	<u>\$ 702,593</u>	1.83059%	\$ 12,862
2	Tangible Personal Property			
3	Total projected cost	\$ 539,347		
4	Accumulated depreciation when operating at 80%			
5	of designed capacity	<u>(83,411)</u>		
6	Estimated taxable value	<u>\$ 455,936</u>	1.83059%	<u>8,346</u>
7	Total projected property taxes			<u>\$ 21,208</u>

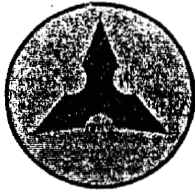
Colina Bay Water Company, LLC
 Proforma Capital Structure and Cost of Capital
 When Plant is Operating at 80% of Designed Capacity and
 Statement Regarding Financing of Utility Operations

Line No.		Estimated Amount	Percent Ratio	Cost of Each Percent (3)	Weighted Cost
1	Equity (2)	\$ 120,546	40%	11.78%	4.71%
2	Debt (2)	<u>180,819</u>	<u>60%</u>	<u>7.69%</u>	<u>4.61%</u>
3	Total	<u>\$ 301,365</u>	<u>100%</u>	<u>-</u>	<u>9.32%</u>

4 Notes: (1) Equity contributions or advances from Related Entities will be made as
 5 required by the Utility ownership to finance Utility operations in the initial years of
 6 development.

7 (2) A Proforma capital structure consisting of 40% equity and 60% debt is
 8 proposed in order that the initial rates established in this proceeding will provide
 9 adequate financial resources to the Company.

10 (3) The cost of equity is based on the current PSC leverage graph. The cost of
 11 debt is based on the current LIBOR Rate (4.84%) plus 2.85%.



FARNER ENGINEERS ▲ SURVEYORS ▲ PLANNERS
BARLEY
AND ASSOCIATES, INC.

VIA U.S. MAIL

January 5, 2006

Mr. Robert Nixon, C.P.A.
Cronin, Jackson, Nixon & Wilson
2560 Gulf-to-Bay Boulevard, Ste. 200
Clearwater, Florida 33765-4419

RE: **COLINA BAY WATER TREATMENT PLANT, COST ESTIMATE**
(FBA #051346.000)

Dear Mr. Nixon:

As requested, please find attached our cost estimate for construction of the water treatment plant for the proposed Colina Bay community. This cost estimate is based upon recent similar project costs.

I will forward you estimated O & M costs for this water system in the coming days.

Should you have any questions with regards to this issue, please do not hesitate to contact me at (352) 343-8481.

Sincerely,

FARNER, BARLEY & ASSOCIATES, INC.

Robert A. Ern, Jr., P.E.
Director of Engineering - Tavares Office
ren@farnernbarley.com

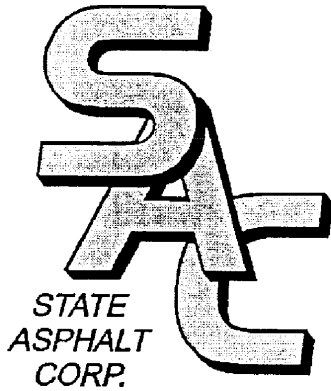
cc: Martin Friedman, Rose, Sundstrom & Bentley, LLP (via email)
Ed Neal, Colina Bay Water Company, LLC (via email)

H:\stacey\WordPerfect\Colina Bay\WTP\Cost Estimate Letter.wpd

**Colina Bay Water Treatment Plant
Cost Estimate
1/5/06**

Description	Quantity	Unit	Unit Price	Total Price
12" Public Supply Well	1	EA	\$125,000.00	\$125,000.00
1,100 gpm Vertical Turbine Pump	1	EA	\$20,000.00	\$20,000.00
Liquid Chlorination System	1	EA	\$10,000.00	\$10,000.00
15,000 Gallon Hydropneumatic Tank	1	EA	\$50,000.00	\$50,000.00
Yard Piping	1	LS	\$10,000.00	\$10,000.00
Site Work/Fencing	1	LS	\$25,000.00	\$25,000.00
Electrical/Controls	1	LS	\$15,000.00	\$15,000.00
Subtotal				\$255,000.00
Contingencies @ 10%				\$25,500.00
Engineering/Permitting @ 10%				\$25,500.00
Estimated Total				\$306,000.00

Note: Above cost estimate assumes treatment via chlorination only. Additional levels of treatment necessitated by lower water quality are possible, and will result in higher construction costs.



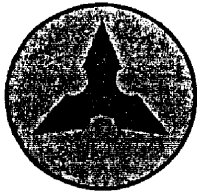
406 LAKESHORE DRIVE
EUSTIS, FL. 32726
(352)267-4490
FAX: (352)357-7852

Estimate

DATE	ESTIMATE #
1/9/2006	12006-001

NAME / ADDRESS
COLINA BAY ED NEAL 7512 DR. PHILLIPS BLVD. STE 50-513 ORLANDO, FL. 32819

DESCRIPTION	QTY	UNIT	COST	TOTAL
POTABLE WATER SYSTEM				
TIE-IN CONNECTION	1	LS	2,500.00	2,500.00
10" PVC DR-18	100	LF	20.50	2,050.00
10" DIP	40	LF	25.00	1,000.00
8" PVC DR-18	6,300	LF	15.55	97,965.00
8" DIP	260	LF	23.00	5,980.00
10" GATE VALVE	1	EA	1,350.00	1,350.00
8" VALVES	8	EA	985.00	7,880.00
FIRE HYDRANT ASSEM.	6	EA	2,500.00	15,000.00
FITTINGS	1	LS	15,500.00	15,500.00
BLOW-OFF	1	EA	750.00	750.00
AIR RELEASE VALVE	2	EA	5,000.00	10,000.00
DOUBLE WATER SERVICE	33	EA	450.00	14,850.00
SINGLE WATER SERVICE	10	EA	325.00	3,250.00
PRESS. & BACT. TESTS	1	ls	4,500.00	4,500.00
FOR YOUR REVIEW	TOTAL			\$182,575.00



FARNER ENGINEERS ▲ SURVEYORS ▲ PLANNERS
BARLEY
AND ASSOCIATES, INC.

VIA U.S. MAIL

January 6, 2006

Mr. Robert Nixon, C.P.A.
Cronin, Jackson, Nixon & Wilson
2560 Gulf-to-Bay Boulevard, Suite 200
Clearwater, Florida 33765-4419

RE: **COLINA BAY WATER SYSTEM, O & M COST ESTIMATE (FBA #051346.000)**

Dear Mr. Nixon:

As requested, please find below our cost estimate for operation and maintenance of the water treatment plant and water system for the proposed Colina Bay community. This cost estimate is based upon recent similar project operation costs.

Due to the size of the water system, the plant will likely require three operator visits per week to satisfy FDEP requirements. The estimated cost for this service via contract operator is \$7,500.00 annually.

The anticipated cost of FDEP required testing and compliance for a facility this size based upon similar operations is estimated to be \$4,000.00 annually.

The anticipated annual cost for chemicals, assuming the only treatment needed for the facility is disinfection via chlorination, is \$1,500.00 annually.

Anticipated electrical costs for operation of the plant components, including the well pump, chlorination system and lighting, is estimated to be \$3,500.00 annually.

Finally, the anticipated cost for meter reading and billing through the contract operator is approximately \$5,000.00 per year.

Given the above information, excluding major improvements to the system, the anticipated annual cost for operation and maintenance of the system is \$21,500.00.

Should you have any questions with regards to this issue, please do not hesitate to contact me at (352) 343-8481.

Sincerely,

FARNER, BARLEY & ASSOCIATES, INC.

Robert A. Ern, Jr., P.E.
Director of Engineering - Tavares Office
ren@farnernbarley.com

cc: Martin Friedman, Rose, Sundstrom & Bentley, LLP (via email)
Ed Neal, Colina Bay Water Company, LLC (via email)

H:\stacey\WordPerfect\Colina Bay\WTP\O & M Cost Estimate Letter.wpd

Colina Bay Water Treatment Plant Engineer's Analysis of Proposed Facility

Proposed Facility

In order to serve the proposed Colina Bay subdivision, it will be necessary to construct a new water treatment facility. The proposed facility is to be constructed by the proposed Colina Bay Water Company. The new system is proposed to serve 73 proposed new homes to be constructed within the Colina Bay subdivision. A new water treatment facility will need to be constructed in order to serve the proposed subdivision. Anticipated water demands are as follows:

Proposed Service Area = 73 homes
Average Daily Demand (ADD) = 500 gpd x 73 homes = 36,500 gpd
Maximum Daily Demand = 2.5 x ADD = 91,250 gpd = 63 gpm
Maximum Daily Demand + Fire Flow = 63 gpm + 1,000 gpm = 1,063 gpm
Peak Hour Demand (PHD) = 4 x ADD = 146,000 gpd = 101 gpm

Water Source

In order to provide Max Daily Demand plus Fire Flow, it will be necessary to construct a potable water well capable of supplying 1,063 gallons per minute. We recommend that a 12" well be constructed for this purpose, which will keep velocities within the well casing to approximately 3.3 ft/sec. A vertical turbine well pump with a capacity of 1,100 gpm is recommended for withdrawing water from the well and pumping into the pressure tank. Wellhead equipment will consist of the vertical turbine pump, ductile iron piping, check valve, gate valves, air release valve and a sampling port.

In accordance with FDEP requirements, since the system will serve less than 150 connections and less than 350 persons, only one well is required at this facility.

Water Treatment

Based upon available water quality results from other wells located in the vicinity, it is anticipated that treatment of the raw water will consist only of disinfection. For this purpose, a constant speed chemical metering pump will be installed which will inject sodium hypochlorite into the raw water for disinfection.

It is important to note, however, that water quality is an unknown and varies greatly from well to well. In the event that sulfide levels exceed the limits set by the FDEP, it may be necessary to install an aeration system for removal of these sulfides. In many instances, it is also necessary to adjust pH as well, since aeration increases the pH of the water, sometimes beyond acceptable limits as dictated by FDEP. The final water treatment process will be dictated by the water quality results upon completion of well construction.

Water Storage

In accordance with FDEP rules and the *Recommended Standards for Water Works*, we will provide a hydropneumatic tank with a total volume of 15,000 gallons, as the minimum acceptable tank volume is ten times the well pump capacity (1,100 gpm x 10 = 11,000 gallons, however, hydropneumatic tanks generally jump from 10,000 gallons capacity to 15,000 gallons capacity). We would recommend that the tank be constructed to ASME standards, and have a pressure rating of 80 psi. The tank will be equipped with equipment as required by the FDEP and *Recommended Standards*, including, but not limited to, sight glass, access manway, pressure relief valve, tank drain, tank bypass, etc. The tank will also be equipped with a tank-mounted air compressor.

Standby Power

In accordance with FDEP rules, due to the fact that the system serves less than 150 connections and less than 350 persons, no standby power is required on this system.

Water Treatment Plant Site

As required, setbacks to the potable water well will be in accordance with Chapter 62-555, F.A.C. Setbacks will be protected via ownership of the site surrounding the well and easements as necessary to preserve the required setbacks to meet the code requirements. The water treatment plant site will be fenced in order to protect the facility, as required. All proposed wellhead and yard piping will be constructed of ductile iron pipe.

With construction of the above items, the system will be capable of providing sufficient flows and pressures to the proposed utility service area. The permitted capacity of the plant will be based upon the well pump capacity and/or the Consumptive Use Permit, whichever is less.

EXHIBIT "C"
(Original & 2 copies of Water Tariff Sheets)

Original forwarded to ECR

WATER TARIFF

COLINA BAY WATER COMPANY, LLC
NAME OF COMPANY

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

ORIGINAL SHEET NO. 1.0

WATER TARIFF

COLINA BAY WATER COMPANY, LLC
NAME OF COMPANY

7512 Dr. Phillips Boulevard
Suite 50-513
Orlando, FL 32819
(ADDRESS OF COMPANY)

(407) 234-5476
(Business & Emergency Telephone Numbers)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

WATER TARIFF

TABLE OF CONTENTS

	<u>Sheet No.</u>
Communities Served Listing	4.0
Description of Territory Served	3.1 - 3.3
Index of	
Rates and Charges Schedules	11.0
Rules and Regulations	6.0, 6.1
Service Availability Policy	24.0
Standard Forms	18.0
Technical Terms and Abbreviations	5.0
Territory Authority	3.0

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY - LAKE

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
---------------------	--------------------	----------------------	--------------------

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

DESCRIPTION OF TERRITORY SERVED

THAT PART OF SECTIONS 14 & 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD NO. 455 AND SOUTH OF THE CENTERLINE OF THE ABANDONED SEABOARD AIR LINE RAILROAD RIGHT OF WAY BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; RUN THENCE NORTH 00° 36'24" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A DISTANCE OF 793.00 FEET; THENCE NORTH 89° 23'36" WEST, 1012 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT OF INTERSECTION OF A LINE 1012.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID SECTION 23 AND THE NORTH LINE OF A 30 FOOT WIDE RIGHT OF WAY LYING NORTH OF AND PARALLEL WITH THE SUNSHINE STATE PARKWAY; THENCE NORTH 00° 36'24" EAST, 1896.74 FEET TO THE NORTH BOUNDARY OF SAID SECTION 23, EXTENDED INTO THE WATERS OF LAKE APOPKA; THENCE NORTH 89° 37'11" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 1640.46 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23, SAID NORTH 1/4 CORNER ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°37'42" EAST, ALONG THE MID-SECTION LINE OF SAID SECTION 14, A DISTANCE OF 33.74 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD AIR LINE RIGHT OF WAY; THENCE NORTH 75° 58'03" WEST, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 135.74 FEET; THENCE NORTH 75° 29'30" WEST, 1288.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 58'13", AN ARC DISTANCE OF 352.73 FEET (A CHORD BEARING AND DISTANCE OF NORTH 68° 00'24" WEST, 351.73 FEET), TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455, AND A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1142.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 02'23", AND ARC DISTANCE OF 299.90 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 39° 05'21" EAST, 299.04 FEET), TO A POINT OF TANGENCY; THENCE SOUTH 46° 36'32" EAST, 1438.33 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1095.92 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 57'28", AN ARC DISTANCE OF 381.74 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 56° 35'16" EAST, 379.81 FEET; THENCE SOUTH 23° 26'00" WEST, 19.72 FEET; THENCE SOUTH 66°43'32" EAST, 1275.23 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE

(Continued to Sheet No. 3.2)

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED
Continued

SOUTHWESTERLY AND HAVING A RADIUS OF 943.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 15'00", AN ARC DISTANCE OF 432.16 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 53° 36'54" EAST, 428.39 FEET); THENCE NORTH 69° 59'15" EAST, 98.22 FEET; THENCE NORTH 82° 45'20" EAST, 50.00 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 432.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 00'20", AND ARC DISTANCE OF 181.07 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 2.19° 14'50" EAST, 179.75 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 31° 15'00" EAST, 103.98 FEET; THENCE SOUTH 66° 51'19" EAST, 11.33 FEET TO THE POINT OF BEGINNING. A PORTION OF THE ABOVE DESCRIBED PROPERTY BEING ALSO DESCRIBED AS TRACTS 2, 3, 3A, 4, 5, 6, 13, 14, 15, & 19A, IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1224, PAGE 44, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°36'58" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 373.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WINTERS ROAD, LAKE COUNTY DISTRICT #2-1464, (30.00 FOOT RIGHT OF WAY) LYING NORTHERLY OF AND ABUTTING THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (300.00 FOOT RIGHT OF WAY); THENCE RUN NORTH 66°49'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1095.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°49'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 22.80 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 910.50 FEET AND A CHORD BEARING OF NORTH 35°57'38" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 105.41 FEET THROUGH A CENTRAL ANGLE OF 06°37'59" TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 117.00 FEET AND A CHORD BEARING OF SOUTH 57°34'35" EAST; THENCE LEAVING THE AFORESAID NORTHERLY RIGHT OF WAY RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.83 FEET THROUGH A CENTRAL ANGLE OF 49°51'55" TO A POINT LYING 1012.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFORESAID EAST LINE OF THE

(Continued to Sheet No. 3.3)

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED
Continued

NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 00'36'58" WEST PARALLEL WITH THE SAID EAST LINE OF THE NORTHEAST 1/4 FOR A DISTANCE OF 41.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 73.633 ACRES MORE OR LESS.
DESCRIPTION - HIATUS PARCEL:

THAT PORTION OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; RUN THENCE N00'36'58"E, ALONG THE EAST LINE OF SAID SECTION 23, 793.00 FEET; THENCE N89'23'02"W, 1012.00 FEET TO THE WEST LINE OF GOURD NECK SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 51 AND 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N00'36'58"E ALONG SAID WEST LINE, 41.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WINTER ROAD PER OFFICIAL RECORDS BOOK 1224, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING A CURVE CONCAVE TO THE NORTH; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21'34'47", A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 44.07 FEET, A CHORD BEARING OF N71'43'06"W AND A CHORD DISTANCE OF 43.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY LINE OF WINTER ROAD HAVING A CENTRAL ANGLE OF 28'17'01", A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 57.76 FEET, A CHORD BEARING OF N46'47'11"W AND A CHORD DISTANCE OF 57.17 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11'33'02", A RADIUS OF 910.50 FEET, AN ARC LENGTH OF 183.55 FEET, A CHORD BEARING OF N26'52'05"W AND A CHORD DISTANCE OF 183.24 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N82'45'20"E, 42.36 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 24'00'21", A RADIUS OF 432.17 FEET, AN ARC LENGTH OF 181.07 FEET, A CHORD BEARING OF S19'14'50"E AND A CHORD DISTANCE OF 179.75 FEET; THENCE RUN S31'15'00"E, 44.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.117 ACRES MORE OR LESS.

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County</u> <u>Name</u>	<u>Rate</u> <u>Development</u> <u>Name</u>	<u>Schedule(s)</u> <u>Available</u>	<u>Sheet No.</u>
Lake	Colina Bay	RS, GS	12.0, 13.0

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, 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 COLINA BAY WATER COMPANY, 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.

(Continued to Sheet No. 5.1)

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

(Continued from Sheet No. 5.0)

- 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.
- 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.

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

INDEX OF RULES AND REGULATIONS

	<u>Sheet No.</u>	<u>Rule No.</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
Application	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
General Information	7.0	1.0
Inspection of Customer's Installation	9.0	13.0
Limitation of Use	8.0	10.0
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)

ED NEAL
 ISSUING OFFICER

MANAGER
 TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

(Continued from Sheet No. 6.0)

	<u>Sheet No.</u>	<u>Rule No.</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

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, 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)

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

(Continued from Sheet No. 7.0)

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.

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 the Customer 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)

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, 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, 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), F.A.C., 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 to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 10.0)

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, 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), F.A.C., 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, F.A.C.
- 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 refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 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.

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

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

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, 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 - Monthly
- RATE -
 - Base Facility Charge \$31.36
- GALLONAGE CHARGE - \$ 7.49 per 1,000 gallons
- MINIMUM CHARGE - \$31.36
- 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

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, 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 - Monthly
- RATE -
Base Facility Charge \$31.36
- GALLONAGE CHARGE - \$ 7.49 per 1,000 gallons
- MINIMUM CHARGE - \$31.36
- 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

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, 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"	\$200.00	_____
1"	_____	_____
1 1/2"	_____	_____
Over 2"	_____	_____

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 July 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 - Original Certificate

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

METER TEST DEPOSIT

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 - Original Certificate

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, 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), F.A.C., 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.

LATE PAYMENT - This charge would be levied when a customer's billing account is not paid within 30 days, and is therefore, delinquent.

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>
Late Fee	\$ <u>5.00</u>

EFFECTIVE DATE - _____

TYPE OF FILING - Original Certificate

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	<u>Amount</u>	<u>Sheet/Rule No.</u>
Refer to Service Availability Policy		
<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"	\$ 155.00	
1"	\$Actual Cost	
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 (350 GPD)	\$12,800.00	
All others-per gallon	\$	

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

EFFECTIVE DATE - _____

TYPE OF FILING - Original Certificate

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR WATER SERVICE . .	20.0
COPY OF CUSTOMER'S BILL	22.0

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

ORIGINAL SHEET NO. 19.0

HELD FOR FUTURE USE

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

Application Form

Name _____
Telephone Number _____

Billing Address _____

City State Zip

Service Address _____

City State Zip

Date service should begin _____

Service requested: Water _____

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. In addition, the Customer has received from the Company a copy of the brochure "Your Water and Wastewater Service" produced by the Florida Public Service Commission.
4. Bills for water service will be rendered - Monthly - 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 20 days prior to the date the Customer desires to terminate service.

Signature

Date

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

ORIGINAL SHEET NO. 21.0

HELD FOR FUTURE USE

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

ORIGINAL SHEET NO. 22.0

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

COPY OF CUSTOMER'S BILL

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

INDEX OF SERVICE AVAILABILITY

<u>Description</u>	<u>Sheet No.</u>	<u>Rule No.</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		

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

INDEX OF SERVICE AVAILABILITY

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

ED NEAL
ISSUING OFFICER
MANAGER
TITLE

COLINA BAY WATER COMPANY, LLC
WATER TARIFF

SERVICE AVAILABILITY POLICY

Developer shall construct and contribute to the Company all on-site water distribution systems required to serve the Developer's property, and those off-site water distribution systems to connect to the Company's existing water distribution system. If the off-site systems can serve areas other than Developer, Company may require that they be oversized to enable service to be provided to other territory, in which case, for a period of seven years, so much of the cost that exceeds the hydraulic share of Developer will be refunded as others connect to the oversized systems.

ED NEAL
ISSUING OFFICER

MANAGER
TITLE

EXHIBIT "D"
(Description of Territory)

DESCRIPTION OF TERRITORY

THAT PART OF SECTIONS 14 & 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD NO. 455 AND SOUTH OF THE CENTERLINE OF THE ABANDONED SEABOARD AIR LINE RAILROAD RIGHT OF WAY BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; RUN THENCE NORTH 00°36'24" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A DISTANCE OF 793.00 FEET; THENCE NORTH 89°23'36" WEST, 1012 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT OF INTERSECTION OF A LINE 1012.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID SECTION 23 AND THE NORTH LINE OF A 30 FOOT WIDE RIGHT OF WAY LYING NORTH OF AND PARALLEL WITH THE SUNSHINE STATE PARKWAY; THENCE NORTH 00°36'24" EAST, 1896.74 FEET TO THE NORTH BOUNDARY OF SAID SECTION 23, EXTENDED INTO THE WATERS OF LAKE AP OPKA; THENCE NORTH 89°37'11" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 1640.46 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23, SAID NORTH 1/4 CORNER ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°37'42" EAST, ALONG THE MID-SECTION LINE OF SAID SECTION 14, A DISTANCE OF 33.74 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD AIR LINE RIGHT OF WAY; THENCE NORTH 75°58'03" WEST, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 135.74 FEET; THENCE NORTH 75°29'30" WEST, 1288.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'13", AN ARC DISTANCE OF 352.73 FEET (A CHORD BEARING AND DISTANCE OF NORTH 68°00'24" WEST, 351.73 FEET), TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455, AND A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1142.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°02'23", AND ARC DISTANCE OF 299.90 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 39°05'21" EAST, 299.04 FEET), TO A POINT OF TANGENCY; THENCE SOUTH 46°36'32" EAST, 1438.33 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1095.92 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°57'28", AN ARC DISTANCE OF 381.74 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 56°35'16" EAST, 379.81 FEET); THENCE SOUTH 23°26'00" WEST, 19.72 FEET; THENCE SOUTH 66°43'32" EAST, 1275.23 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 943.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'00", AN ARC DISTANCE OF 432.16 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 53°36'54" EAST, 428.39 FEET); THENCE NORTH 69°59'15" EAST, 98.22 FEET; THENCE NORTH 82°45'20" EAST, 50.00 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 432.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'20", AND ARC DISTANCE OF 181.07 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 2.19°14'50" EAST, 179.75 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 31°15'00" EAST, 103.98 FEET; THENCE SOUTH 66°51'19" EAST, 11.33 FEET TO THE POINT OF BEGINNING. A PORTION OF THE ABOVE DESCRIBED PROPERTY BEING ALSO DESCRIBED AS TRACTS 2, 3, 3A, 4, 5, 6, 13, 14, 15, & 19A, IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1224, PAGE 44, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°36'58" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 373.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WINTERS ROAD, LAKE COUNTY DISTRICT #2-1464, (30.00 FOOT RIGHT OF WAY) LYING NORTHERLY OF AND ABUTTING THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (300.00 FOOT RIGHT OF WAY); THENCE RUN NORTH 66°49'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1095.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°49'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 22.80 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 910.50 FEET AND A CHORD BEARING OF NORTH 35°57'38" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 105.41 FEET THROUGH A CENTRAL ANGLE OF 06°37'59" TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 117.00 FEET AND A CHORD BEARING OF SOUTH 57°34'35" EAST; THENCE LEAVING THE AFORESAID NORTHERLY RIGHT OF WAY RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.83 FEET THROUGH A CENTRAL ANGLE OF 49°51'55" TO A POINT LYING 1012.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 00°36'58" WEST PARALLEL WITH THE SAID EAST LINE OF THE NORTHEAST 1/4 FOR A DISTANCE OF 41.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 73.633 ACRES MORE OR LESS.
DESCRIPTION - HIATUS PARCEL:

THAT PORTION OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

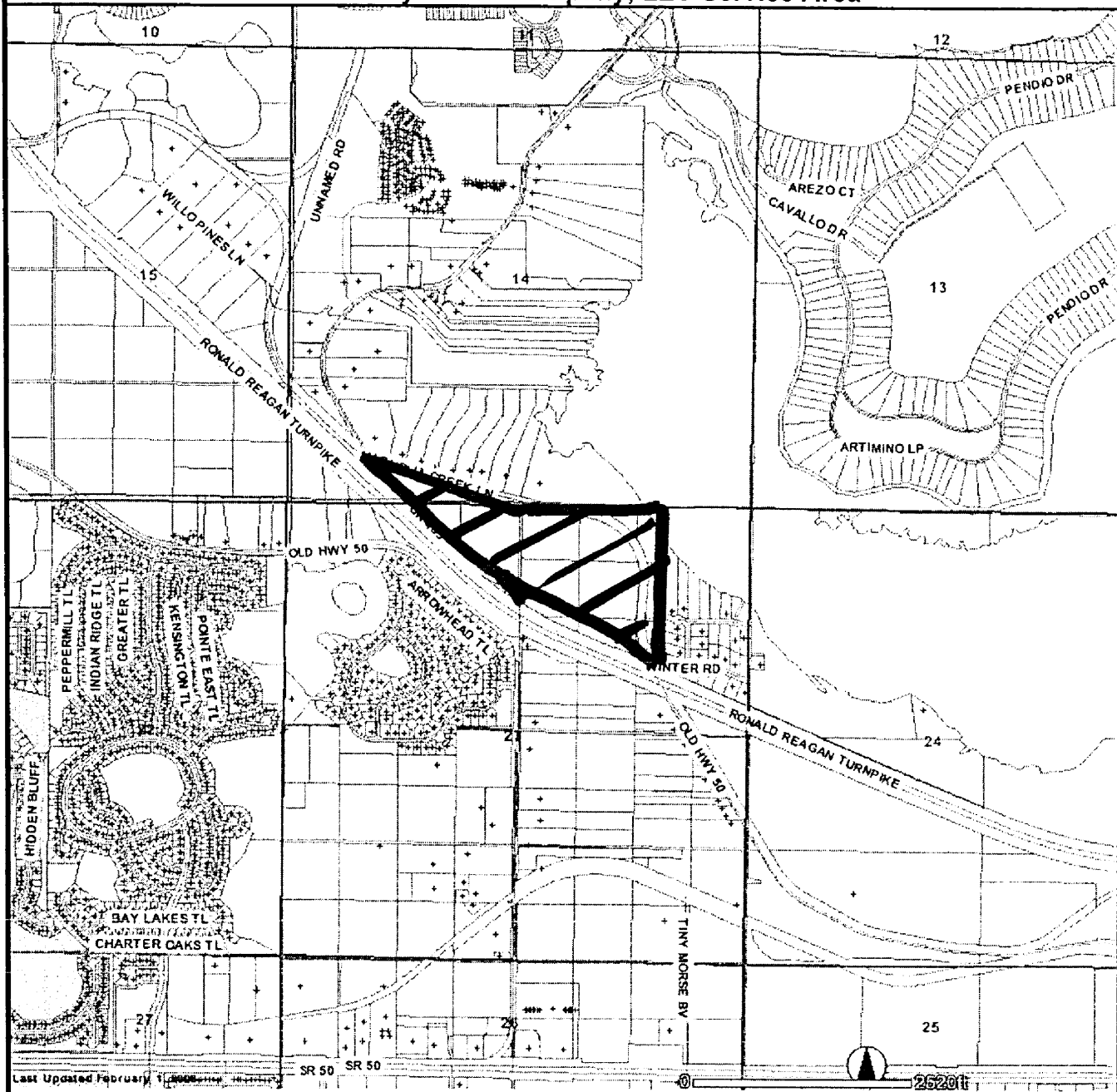
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; RUN THENCE N00°36'58"E, ALONG THE EAST LINE OF SAID SECTION 23, 793.00 FEET; THENCE N89°23'02"W, 1012.00 FEET TO THE WEST LINE OF GOURD NECK SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 51 AND 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N00°36'58"E ALONG SAID WEST LINE, 41.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WINTER ROAD PER OFFICIAL RECORDS BOOK 1224, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING A CURVE CONCAVE TO THE NORTH; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°34'47", A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 44.07 FEET, A CHORD BEARING OF N71°43'06"W AND A CHORD DISTANCE OF 43.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY LINE OF WINTER ROAD HAVING A CENTRAL ANGLE OF 28°17'01", A RADIUS OF 117.00 FEET, AN ARC LENGTH OF

57.76 FEET, A CHORD BEARING OF N46°47'11"W AND A CHORD DISTANCE OF 57.17 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11°33'02", A RADIUS OF 910.50 FEET, AN ARC LENGTH OF 183.55 FEET, A CHORD BEARING OF N26°52'05"W AND A CHORD DISTANCE OF 183.24 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N82°45'20"E, 42.36 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 24°00'21", A RADIUS OF 432.17 FEET, AN ARC LENGTH OF 181.07 FEET, A CHORD BEARING OF S19°14'50"E AND A CHORD DISTANCE OF 179.75 FEET; THENCE RUN S31°15'00"E, 44.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.117 ACRES MORE OR LESS.

EXHIBIT "E"
(One Copy of an Official County Tax Assessment Map)

Colina Bay Water Company, LLC Service Area



Last Updated February 1, 2008

SR 50 SR 50

2520ft

LEGEND		
	LAKE AOPKA LDR	
	PARCELS	
	STRUCTURE ADDRESS	
	COUNTY PROPERTY	
	STREETS	
	CITY LIMITS	
	ASTATULA	
	CLERMONT	
	EUSTIS	
	FRUITLAND PARK	
	GROVELAND	
	HOWEY IN THE HILLS	
	LADYLAKE	
	LEESBURG	
	MASCOTTE	
	MINNEOLA	
	MONTVERDE	
	MOUNT DORA	
	TAVARES	
	JMATILLA	
	SECTIONS	
	LAKES	
	COUNTY BOUNDARY	

EXHIBIT "E"

EXHIBIT "F"
(One Copy of Detailed System Map)

Forwarded to ECR

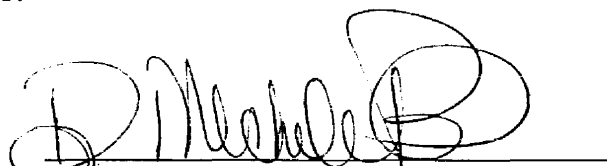
AFFIDAVIT OF MAILING

STATE OF FLORIDA

COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared MICHELE PARKS, who, after being duly sworn on oath, did depose on oath and say that she is the Legal Assistant of Martin S. Friedman, attorney for Colina Bay Water Company, LLC, and that on February 14, 2006, she did send by U.S. 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.


MICHELE PARKS

Sworn to and subscribed before me this 14th day of February, 2006, by Michele Parks, who is personally known to me.



Trina L. Collins
Commission # DD290253
Expires February 12, 2008
Bonded Troy Fair - Insurance, Inc. 800-385-7019



NOTARY PUBLIC - STATE OF FLORIDA
Printed Name: Trina L. Collins
My Commission Expires: 2-12-08

EXHIBIT "G"

NOTICE OF APPLICATION FOR ORIGINAL
WATER CERTIFICATE

Notice is hereby given on the 14th day of February, 2006, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of COLINA BAY WATER COMPANY, LLC's, 7512 Dr. Phillips Boulevard, Suite 50-513, Orlando, Florida 32819, Application for Original Water Certificate for the following described territory in Lake County, Florida:

THAT PART OF SECTIONS 14 & 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD NO. 455 AND SOUTH OF THE CENTERLINE OF THE ABANDONED SEABOARD AIR LINE RAILROAD RIGHT OF WAY BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; RUN THENCE NORTH 00° 36'24" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A DISTANCE OF 793.00 FEET; THENCE NORTH 89° 23'36" WEST, 1012 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT OF INTERSECTION OF A LINE 1012.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID SECTION 23 AND THE NORTH LINE OF A 30 FOOT WIDE RIGHT OF WAY LYING NORTH OF AND PARALLEL WITH THE SUNSHINE STATE PARKWAY; THENCE NORTH 00° 36'24" EAST, 1896.74 FEET TO THE NORTH BOUNDARY OF SAID SECTION 23, EXTENDED INTO THE WATERS OF LAKE APOPKA; THENCE NORTH 89° 37'11" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 1640.46 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23, SAID NORTH 1/4 CORNER ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00° 37'42" EAST, ALONG THE MID-SECTION LINE OF SAID SECTION 14, A DISTANCE OF 33.74 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEABOARD AIR LINE RIGHT OF WAY; THENCE NORTH 75° 58'03" WEST, ALONG SAID RIGHT OF WAY CENTERLINE, A DISTANCE OF 135.74 FEET; THENCE NORTH 75° 29'30" WEST, 1288.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 58'13", AN ARC DISTANCE OF 352.73 FEET (A CHORD BEARING AND DISTANCE OF NORTH 68° 00'24" WEST, 351.73 FEET), TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455, AND A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1142.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 02'23", AND ARC DISTANCE OF 299.90 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 39° 05'21" EAST, 299.04 FEET), TO A POINT OF TANGENCY; THENCE SOUTH 46° 36'32" EAST, 1438.33 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1095.92 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 57'28", AN ARC DISTANCE OF 381.74 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 56° 35'16" EAST, 379.81 FEET); THENCE SOUTH 23° 26'00" WEST, 19.72 FEET; THENCE SOUTH 66° 43'32" EAST, 1275.23 FEET, TO

A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 943.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 15'00", AN ARC DISTANCE OF 432.16 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 53° 36'54" EAST, 428.39 FEET); THENCE NORTH 69° 59'15" EAST, 98.22 FEET; THENCE NORTH 82° 45'20" EAST, 50.00 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 432.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 00'20", AND ARC DISTANCE OF 181.07 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 2.19° 14'50" EAST, 179.75 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 31° 15'00" EAST, 103.98 FEET; THENCE SOUTH 66° 51'19" EAST, 11.33 FEET TO THE POINT OF BEGINNING. A PORTION OF THE ABOVE DESCRIBED PROPERTY BEING ALSO DESCRIBED AS TRACTS 2, 3, 3A, 4, 5, 6, 13, 14, 15, & 19A, IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1224, PAGE 44, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°36'58" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 373.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WINTERS ROAD, LAKE COUNTY DISTRICT #2-1464, (30.00 FOOT RIGHT OF WAY) LYING NORTHERLY OF AND ABUTTING THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (300.00 FOOT RIGHT OF WAY); THENCE RUN NORTH 66°49'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1095.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°49'02" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 22.80 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 910.50 FEET AND A CHORD BEARING OF NORTH 35°57'38" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 105.41 FEET THROUGH A CENTRAL ANGLE OF 06°37'59" TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 117.00 FEET AND A CHORD BEARING OF SOUTH 57°34'35" EAST; THENCE LEAVING THE AFORESAID NORTHERLY RIGHT OF WAY RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.83 FEET THROUGH A CENTRAL ANGLE OF 49°51'55" TO A POINT LYING 1012.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 00°36'58" WEST PARALLEL WITH THE SAID EAST LINE OF THE NORTHEAST 1/4 FOR A DISTANCE OF 41.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 73.633 ACRES MORE OR LESS.
DESCRIPTION - HIATUS PARCEL:

THAT PORTION OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST; RUN THENCE N00°36'58"E, ALONG THE EAST LINE OF SAID SECTION 23, 793.00 FEET; THENCE N89°23'02"W, 1012.00 FEET TO THE WEST LINE OF GOURD NECK SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 51 AND 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N00°36'58"E ALONG SAID WEST LINE, 41.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WINTER ROAD PER OFFICIAL RECORDS BOOK 1224, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING A CURVE CONCAVE TO THE NORTH; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°34'47", A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 44.07 FEET, A CHORD BEARING OF N71°43'06"W AND A CHORD DISTANCE OF 43.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY LINE OF WINTER ROAD HAVING A CENTRAL ANGLE OF 28°17'01", A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 57.76 FEET, A CHORD BEARING OF N46°47'11"W AND A CHORD DISTANCE OF 57.17 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11°33'02", A RADIUS OF 910.50 FEET, AN ARC LENGTH OF 183.55 FEET, A CHORD BEARING OF N26°52'05"W AND A CHORD DISTANCE OF 183.24 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N82°45'20"E, 42.36 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 24°00'21", A RADIUS OF 432.17 FEET, AN ARC LENGTH OF 181.07 FEET, A CHORD BEARING OF S19°14'50"E AND A CHORD DISTANCE OF 179.75 FEET; THENCE RUN S31°15'00"E, 44.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND
CONTAINS 0.117 ACRES MORE OR LESS.

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Martin S. Friedman, Esquire, Rose, Sundstrom & Bentley, LLP, 2180 W. State Road 434, Suite 2118, Longwood, FL 32779, within 30 days from the date of this Notice. The objection must state the grounds for the objection with particularity.

Colina Bay Water Company, LLC
7512 Dr. Phillips Boulevard
Suite 50-513
Orlando, Florida 32819

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
01/04/2006 - 03/04/2006**

<u>UTILITY NAME</u>	<u>MANAGER</u>
<u>LAKE COUNTY</u>	
AQUA UTILITIES FLORIDA, INC. (WS881) 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010-3402	KATHY L. PAPE (610) 645-1142
AQUASOURCE UTILITY, INC. D/B/A AQUA UTILITIES FLORIDA, INC (WS822) % AQUASOURCE, INC. 6960 PROFESSIONAL PARKWAY EAST, #400 SARASOTA, FL 34240-8432	NANCE GUTH (941) 907-7411
BRENDEWOOD 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. D/B/A AQUA UTILITIES FLORIDA (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	HOLLY SIMPSON (352) 589-1190
HARBOR HILLS UTILITIES, L.P. (WU727) 6538 LAKE GRIFFIN ROAD LADY LAKE, FL 32159-2900	M. HUEY (352) 753-7000
HIDDEN VALLEY SPE LLC D/B/A ORANGE LAKE (WS892) 1910 LAKE EUSTIS DRIVE EUSTIS, FL 32726-2629	GARY MORSE (352) 357-1636
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 C. FLYNN (407) 869-1919
LAKE UTILITY SERVICES, INC. (WS641) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
01/04/2006 - 03/04/2006**

<u>UTILITY NAME</u>	<u>LAKE COUNTY</u>	<u>MANAGER</u>
LAKE YALE TREATMENT ASSOCIATES, INC. (WS823) 38141 MAYWOOD BAY DRIVE LEESBURG, FL 34788-8134		DANNY ELLIS (352) 589-9214
OAK SPRINGS, LLC (WU875) 12 HIGHLAND STREET SORENTO, FL 32776-9620		MICHAEL CAMPBELL (321) 837-0565
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 IL ROUTE 72 LEAF RIVER, IL 61047-9614		MERTIS L. WERNER (616) 887-8888
SOUTHLAKE UTILITIES, INC. (WS638) 2215 RIVER BLVD. JACKSONVILLE, FL 32204-4647		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)
01/04/2006 - 03/04/2006**

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
631 NORTH WYMORE ROAD, SUITE 100
MAITLAND, FL 32751

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)
01/04/2006 - 03/04/2006**

UTILITY NAME

GOVERNMENTAL AGENCIES

MANAGER

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)
01/04/2006 - 03/04/2006**

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

EXHIBIT "H"

(To Be Late Filed)

Affidavit of Mailing Notice to Property Owners

EXHIBIT "I"

(To Be Late Filed)

Affidavit of Publication