

ORIGINAL



215 SOUTH MONROE STREET  
SUITE 815  
TALLAHASSEE, FLORIDA 32301

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KATHRYN.COWDERY@RUDEN.COM

March 21, 2006

Blanca S. Bayo, Director  
Division of Commission Clerk and  
Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Betty Easley Building, Room 110  
Tallahassee, Florida 32399-0850

Via Hand Delivery

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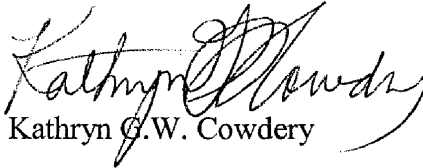
Re: Docket No. 980876-WS  
Application for Initial Rates and Charges of Ocala Springs Utilities Inc.

Dear Ms. Bayo:


Enclosed for filing in the above-named docket Inc., are thirteen copies of Ocala Springs Utilities Inc.'s response to Staff's letter of March 10, 2006.

Please acknowledge receipt of the foregoing by stamping the enclosed extra copy of this letter and returning same to my attention.

Sincerely,

  
Kathryn G.W. Cowdery

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_ Enclosures
- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
- OPC \_\_\_\_\_
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RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.



215 SOUTH MONROE STREET  
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TALLAHASSEE, FLORIDA 32301

(850) 412-2000  
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KATHRYN.COWDERY@RUDEN.COM

March 21, 2006

Patti Daniel  
Supervisor of Certification  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0350

Via Hand-Delivery

Re: Docket No. 980876-WS, Application for certificates to operate a water and wastewater utility in Marion County by Ocala Springs Utilities Inc.

Dear Ms. Daniel:

This letter responds to your letter of March 10, 2006. Thirteen copies of this letter and attachments have been filed this same date with the Director of the Division of Commission Clerk and Administrative Services. I have numbered the responses to correspond to the numbering in your letter of March 10, 2006.

1. OUSI confirms that is has elected not to be an S corporation.
2.
  - a. A parent debt relationship exists between OSUI and Avatar Holdings, Inc.
  - b. The adjustment required by Rule 25-14.004 FAC was not made to the proposed tax expense.
  - c. See attached Exhibit VI - Revised Attachment B to December 21, 2005 filing, which includes revised Schedules 2,4,5,6, and new Support Table H. Also included are the referenced excerpts from the Avatar Holdings, Inc. 2005 Form 10-K.
3. See attached Exhibit I.
4. The depreciation rate and annual expense for each line item in a primary account can be found at Support Tables C through F of Attachment B to the December 21, 2005 filing. The annual depreciation expense for each year is based on the average plant balance. The annual plant additions and balances and annual depreciation expense and balances are shown on attached Exhibit II-1 through Exhibit II-6.

TAL:54131:1

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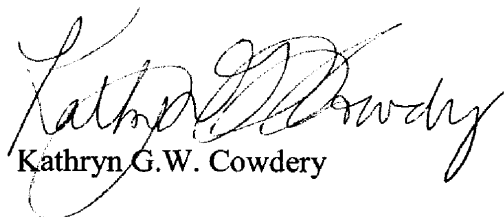
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RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

5. The amortization rate for each line item is the same as the depreciation rate for that item. When the related CIAC charge represents a composite of plant items, a composite rate was calculated. The annual amortization expense for each year is based on the average CIAC balance. The annual CIAC additions and balances and annual amortization expense and balances and the basis for composite amortization rates are shown on attached Exhibit III-1 through Exhibit III-6.
6. For initial rate design purposes, 40% of the revenue requirement was allocated to the base facility charge and 60% was allocated to the gallonage charge to reflect the guideline of Florida's water management districts. See attached Exhibit IV-1 through and IV-3.
7. See attached Exhibit IV-1 through and IV-3.
8. See attached Exhibit V.
9. See spreadsheet RevTaxFINALFILEOcalaPSCCERT13\_18\_06.xls.
10. In addition to the corrections requested, the rate schedules in the tariffs have been changed to reflect the effect of revising the income tax expense per Item no. 2. The affected sheets are Water Sheet Nos. 12.0 and 13.0 and Wastewater Sheet Nos. 12.0, 13.0, 13.1, and 13.2. A complete copy of the water and wastewater tariffs with modifications is attached hereto.

Please let me know if you have any questions.

Sincerely,



Kathryn G.W. Cowdery

Enclosures

TAL:54131:1

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

OCALA SPRINGS UTILITIES, INC.  
**REUSE OPERATION & MAINTENANCE**

Exhibit I

NARUC		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Account	Description											
615	Power		5,850	38,727	56,883	80,029	104,547	130,548	158,017	182,985	205,319	222,768
618	Chemicals		2,354	3,928	5,769	8,116	10,603	13,239	16,025	18,557	20,822	22,592
675	Misc. - Repairs		10,882	21,096	52,949	87,998	56,215	59,237	64,315	69,990	74,179	73,371
	<b>Total</b>		<b>19,087</b>	<b>63,751</b>	<b>115,601</b>	<b>176,143</b>	<b>171,364</b>	<b>203,025</b>	<b>238,357</b>	<b>271,532</b>	<b>300,320</b>	<b>318,730</b>

**GOLF COURSE REUSE OPERATION & MAINTENANCE**

NARUC		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Account	Description											
715	Power		17,434	55,380	51,550	50,383	50,423	51,028	51,923	53,078	54,450	56,073
718	Chemicals		7,015	5,616	5,228	5,110	5,114	5,175	5,266	5,383	5,522	5,687
775	Misc. - Repairs		308	598	1,500	2,493	1,593	1,678	1,822	1,983	2,102	2,079
	<b>Total</b>		<b>24,757</b>	<b>61,594</b>	<b>58,279</b>	<b>57,986</b>	<b>57,130</b>	<b>57,882</b>	<b>59,011</b>	<b>60,444</b>	<b>62,074</b>	<b>63,838</b>

NOTES ON O&M ASSUMPTIONS:

1. Power & Chemical estimated based on \$/000 gallons for water system.
2. Misc -Repairs based on \$/000 plant for water system.
3. Annual gallons found at Support Schedule Table B

OCALA SPRINGS UTILITIES, INC.  
**PLANT IN SERVICE**

Exhibit II-1

NARUC Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WATER - ANNUAL ADDITIONS</b>												
	301 Organization	5,000										
	302 Franchises	40,000										
	303 Land	50,000										
	304 Structures & Improvements	592,968										
	307 Wells & Springs	894,040						533,820				
	309 Supply Mains	423,460										
	310 Power Generation Equipment	296,484										
	311 Pumping Equipment	331,080						157,232				
	320 Water Treatment Equipment	1,880,336										
	330 Dist. Reserv. & Standpipes	1,016,304										
	331 Trans. & Dist. Mains		569,882	672,113	769,196	950,726	950,726	979,248	1,008,625	865,737	713,367	459,230
	333 Services		232,769	274,525	314,179	388,325	388,325	399,974	411,974	353,611	291,375	187,573
	334 Meters & Meter Installations		145,203	166,263	184,737	221,684	221,684	221,684	221,684	184,737	147,789	92,368
	335 Hydrants		161,337	184,737	205,263	246,316	246,316	246,316	246,316	205,263	164,211	102,632
	Totals	5,529,672	1,109,191	1,297,638	1,473,374	1,807,051	1,807,051	2,538,274	1,888,599	1,609,347	1,316,742	841,803
<b>WATER - ANNUAL BALANCES</b>												
	301 Organization	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	302 Franchises	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
	303 Land	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	304 Structures & Improvements	592,968	592,968	592,968	592,968	592,968	592,968	592,968	592,968	592,968	592,968	592,968
	307 Wells & Springs	894,040	894,040	894,040	894,040	894,040	894,040	1,427,860	1,427,860	1,427,860	1,427,860	1,427,860
	311 Pumping Equipment	423,460	423,460	423,460	423,460	423,460	423,460	423,460	423,460	423,460	423,460	423,460
	310 Power Generation Equipment	296,484	296,484	296,484	296,484	296,484	296,484	296,484	296,484	296,484	296,484	296,484
	311 Pumping Equipment	331,080	331,080	331,080	331,080	331,080	331,080	488,312	488,312	488,312	488,312	488,312
	320 Water Treatment Equipment	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336	1,880,336
	330 Dist. Reserv. & Standpipes	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304	1,016,304
	331 Trans. & Dist. Mains	0	569,882	1,241,995	2,011,191	2,961,917	3,912,643	4,891,890	5,900,516	6,766,252	7,479,619	7,938,849
	333 Services	0	232,769	507,294	821,472	1,209,797	1,598,122	1,998,096	2,410,070	2,763,680	3,055,056	3,242,629
	334 Meters & Meter Installations	0	145,203	311,466	496,203	717,887	939,572	1,161,256	1,382,940	1,567,677	1,715,466	1,807,835
	335 Hydrants	0	161,337	346,074	551,337	797,653	1,043,968	1,290,284	1,536,600	1,741,863	1,906,074	2,008,705
	Totals	5,529,672	6,636,863	7,936,501	9,409,875	11,216,926	13,023,976	15,562,250	17,450,849	19,060,197	20,376,939	21,218,742

OCALA SPRINGS UTILITIES, INC.  
DEPRECIATION

Exhibit II-2

NARUC

Account Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WATER - ANNUAL EXPENSE</b>											
301 Organization	63	125	125	125	125	125	125	125	125	125	125
302 Franchises	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
303 Land	0	0	0	0	0	0	0	0	0	0	0
304 Structures & Improvements	9,653	19,307	19,307	19,307	19,307	19,307	19,307	19,307	19,307	19,307	19,307
307 Wells & Springs	14,901	29,801	29,801	29,801	29,801	29,801	38,698	47,595	47,595	47,595	47,595
309 Supply Mains	6,049	12,099	12,099	12,099	12,099	12,099	12,099	12,099	12,099	12,099	12,099
310 Power Generation Equipment	7,412	14,824	14,824	14,824	14,824	14,824	14,824	14,824	14,824	14,824	14,824
311 Pumping Equipment	8,277	16,554	16,554	16,554	16,554	16,554	20,485	24,416	24,416	24,416	24,416
320 Water Treatment Equipment	43,891	87,783	87,783	87,783	87,783	87,783	87,783	87,783	87,783	87,783	87,783
330 Dist. Reserv. & Standpipes	13,734	27,468	27,468	27,468	27,468	27,468	27,468	27,468	27,468	27,468	27,468
331 Trans. & Dist. Mains	0	6,332	20,132	36,147	55,257	76,384	97,828	119,916	140,742	158,287	171,316
333 Services	0	2,910	9,251	16,610	25,391	35,099	44,953	55,102	64,672	72,734	78,721
334 Meters & Meter Installations	0	3,630	11,417	20,192	30,352	41,436	52,521	63,605	73,765	82,079	88,083
335 Hydrants	0	1,793	5,638	9,971	14,989	20,462	25,936	31,410	36,427	40,533	43,498
Totals	104,480	223,625	255,398	291,880	334,949	382,343	443,026	504,649	550,223	588,249	616,234
<b>WATER - ANNUAL BALANCES</b>											
301 Organization	63	188	313	438	563	688	813	938	1,063	1,188	1,313
302 Franchises	500	1,500	2,500	3,500	4,500	5,500	6,500	7,500	8,500	9,500	10,500
303 Land	0	0	0	0	0	0	0	0	0	0	0
304 Structures & Improvements	9,653	28,960	48,267	67,574	86,881	106,187	125,494	144,801	164,108	183,415	202,721
307 Wells & Springs	14,901	44,702	74,503	104,305	134,106	163,907	202,606	250,201	297,796	345,392	392,987
309 Supply Mains	6,049	18,148	30,247	42,346	54,445	66,544	78,643	90,741	102,840	114,939	127,038
310 Power Generation Equipment	7,412	22,236	37,061	51,885	66,709	81,533	96,357	111,182	126,006	140,830	155,654
311 Pumping Equipment	8,277	24,831	41,385	57,939	74,493	91,047	111,532	135,947	160,363	184,779	209,194
320 Water Treatment Equipment	43,891	131,674	219,457	307,240	395,023	482,806	570,589	658,372	746,155	833,938	921,721
330 Dist. Reserv. & Standpipes	13,734	41,202	68,669	96,137	123,605	151,072	178,540	206,008	233,475	260,943	288,411
331 Trans. & Dist. Mains	0	6,332	26,464	62,610	117,867	194,251	292,079	411,995	552,737	711,024	882,341
333 Services	0	2,910	12,160	28,770	54,161	89,260	134,213	189,315	253,986	326,721	405,442
334 Meters & Meter Installations	0	3,630	15,047	35,239	65,591	107,027	159,548	223,153	296,918	378,997	467,079
335 Hydrants	0	1,793	7,431	17,402	32,391	52,853	78,789	110,199	146,626	187,159	230,656
Totals	104,480	328,106	583,504	875,384	1,210,333	1,592,676	2,035,702	2,540,351	3,090,574	3,678,823	4,295,057

OCALA SPRINGS UTILITIES, INC.  
**PLANT IN SERVICE**

Exhibit II-3

NARUC Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WASTEWATER - ANNUAL ADDITIONS</b>												
351	Organization	5,000										
352	Franchises	40,000										
353	Land	50,000										
354	Structures & Improvements	282,968	961,992			216,504		229,648				
355	Power Generation Equipment		401,264									
360	Collection System - Force		214,175	252,595	289,081	357,304	357,304	368,024	379,064	325,364	268,100	172,589
361	Collection System - Gravity		942,368	1,111,419	1,271,958	1,572,140	1,572,140	1,619,304	1,667,883	1,431,600	1,179,638	759,392
363	Services		271,288	319,954	366,170	452,586	452,586	466,163	480,148	412,127	339,593	218,613
380	Treat & Disposal Plant	2,154,376	11,129,496			4,436,844		5,317,864				
	Totals	2,532,344	13,920,583	1,683,969	1,927,209	7,035,378	2,382,030	8,001,003	2,527,095	2,169,090	1,787,330	1,150,594
<b>WASTEWATER - ANNUAL BALANCES</b>												
351	Organization	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
352	Franchises	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
353	Land	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
354	Structures & Improvements	282,968	1,244,960	1,244,960	1,244,960	1,461,464	1,461,464	1,691,112	1,691,112	1,691,112	1,691,112	1,691,112
355	Power Generation Equipment	0	401,264	401,264	401,264	401,264	401,264	401,264	401,264	401,264	401,264	401,264
360	Collection System - Force	0	214,175	466,770	755,851	1,113,156	1,470,460	1,838,484	2,217,548	2,542,912	2,811,011	2,983,600
361	Collection System - Gravity	0	942,368	2,053,788	3,325,746	4,897,885	6,470,025	8,089,329	9,757,212	11,188,811	12,368,449	13,127,841
363	Services	0	271,288	591,242	957,412	1,409,997	1,862,583	2,328,746	2,808,894	3,221,021	3,560,614	3,779,227
380	Treat & Disposal Plant	2,154,376	13,283,872	13,283,872	13,283,872	17,720,716	17,720,716	23,038,580	23,038,580	23,038,580	23,038,580	23,038,580
	Totals	2,532,344	16,452,927	18,136,896	20,064,104	27,099,482	29,481,512	37,482,515	40,009,610	42,178,700	43,966,031	45,116,625
	Totals, Water & Wastewater	8,062,016	23,091,790	26,073,396	29,473,979	38,316,408	42,505,488	53,044,765	57,460,459	61,238,897	64,342,970	66,335,366

OCALA SPRINGS UTILITIES, INC.  
DEPRECIATION

Exhibit II-4

NARUC Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WASTEWATER - ANNUAL EXPENSE</b>												
	351 Organization	63	125	125	125	125	125	125	125	125	125	125
	352 Franchises	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	353 Land	0	0	0	0	0	0	0	0	0	0	0
	354 Structures & Improvements	4,528	24,449	39,842	39,842	43,306	46,770	50,445	54,120	54,120	54,120	54,120
	355 Power Generation Equipment	0	10,032	20,063	20,063	20,063	20,063	20,063	20,063	20,063	20,063	20,063
	360 Collection System - Force	0	3,570	11,349	20,377	31,150	43,060	55,149	67,601	79,341	89,232	96,577
	361 Collection System - Gravity	0	10,471	33,291	59,773	91,374	126,310	161,771	198,295	232,734	261,747	283,292
	363 Services	0	3,570	11,349	20,377	31,150	43,060	55,149	67,601	79,341	89,232	96,577
	380 Treat & Disposal Plant	59,844	428,840	737,993	737,993	861,239	984,484	1,132,203	1,279,921	1,279,921	1,279,921	1,279,921
	Totals	64,934	482,055	855,012	899,549	1,079,407	1,264,873	1,475,905	1,688,725	1,746,644	1,795,440	1,831,675
<b>WASTEWATER - ANNUAL BALANCES</b>												
	351 Organization	63	188	313	438	563	688	813	938	1,063	1,188	1,313
	352 Franchises	500	1,500	2,500	3,500	4,500	5,500	6,500	7,500	8,500	9,500	10,500
	353 Land	0	0	0	0	0	0	0	0	0	0	0
	354 Structures & Improvements	4,528	28,976	68,818	108,660	151,966	198,736	249,181	303,300	357,420	411,539	465,659
	355 Power Generation Equipment	0	10,032	30,095	50,158	70,221	90,284	110,348	130,411	150,474	170,537	190,600
	360 Collection System - Force	0	3,570	14,919	35,296	66,446	109,506	164,655	232,256	311,597	400,829	497,406
	361 Collection System - Gravity	0	10,471	43,761	103,534	194,908	321,218	482,988	681,283	914,017	1,175,764	1,459,056
	363 Services	0	3,570	14,919	35,296	66,446	109,506	164,655	232,256	311,597	400,829	497,406
	380 Treat & Disposal Plant	59,844	488,684	1,226,677	1,964,670	2,825,908	3,810,393	4,942,595	6,222,516	7,502,437	8,782,359	10,062,280
	Totals	64,934	546,989	1,402,001	2,301,550	3,380,957	4,645,830	6,121,735	7,810,460	9,557,104	11,352,544	13,184,219
	Totals, Water & Wastewater	169,415	875,095	1,985,505	3,176,934	4,591,290	6,238,506	8,157,437	10,350,811	12,647,678	15,031,368	17,479,276





OCALA SPRINGS UTILITIES, INC.  
DEPRECIATION

Exhibit II-6

NARUC Account Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>REUSE - ANNUAL EXPENSE</b>											
354 Structures & Improvements	0	71,326	142,651	142,651	142,651	142,651	142,651	142,651	142,651	142,651	142,651
355.9 Wells & Springs	0	41,461	82,921	82,921	82,921	82,921	82,921	82,921	82,921	82,921	82,921
355 Power Generation Equipment	0	32,395	64,789	64,789	64,789	64,789	64,789	64,789	64,789	64,789	64,789
371 Pumping Equipment	0	178,335	356,669	356,669	356,669	356,669	356,669	356,669	356,669	356,669	356,669
380 Water Treatment Equipment	0	99,519	199,038	199,038	199,038	199,038	199,038	199,038	199,038	199,038	199,038
375 Trans. & Dist. Mains	0	137,350	274,699	274,699	274,699	274,699	274,699	274,699	274,699	274,699	274,699
376 Services	0	53,953	107,907	107,907	107,907	107,907	107,907	107,907	107,907	107,907	107,907
377 Meters & Meter Installations	0	45,196	90,392	90,392	90,392	90,392	90,392	90,392	90,392	90,392	90,392
Totals	0	659,533	1,319,067	1,319,067	1,319,067	1,319,067	1,319,067	1,319,067	1,319,067	1,319,067	1,319,067
<b>REUSE - ANNUAL BALANCES</b>											
354 Structures & Improvements	0	71,326	213,977	356,628	499,279	641,931	784,582	927,233	1,069,884	1,212,536	1,355,187
355.9 Wells & Springs	0	41,461	124,382	207,303	290,225	373,146	456,067	538,989	621,910	704,832	787,753
355 Power Generation Equipment	0	32,395	97,184	161,973	226,762	291,551	356,340	421,130	485,919	550,708	615,497
371 Pumping Equipment	0	178,335	535,004	891,673	1,248,342	1,605,012	1,961,681	2,318,350	2,675,020	3,031,689	3,388,358
380 Water Treatment Equipment	0	99,519	298,556	497,594	696,631	895,669	1,094,707	1,293,744	1,492,782	1,691,819	1,890,857
375 Trans. & Dist. Mains	0	137,350	412,049	686,749	961,448	1,236,148	1,510,847	1,785,547	2,060,246	2,334,946	2,609,645
376 Services	0	53,953	161,860	269,767	377,674	485,581	593,488	701,395	809,302	917,209	1,025,116
377 Meters & Meter Installations	0	45,196	135,588	225,979	316,371	406,763	497,155	587,546	677,938	768,330	858,722
Totals	0	659,533	1,978,600	3,297,667	4,616,734	5,935,801	7,254,868	8,573,934	9,893,001	11,212,068	12,531,135

OCALA SPRINGS UTILITIES, INC.  
DEPRECIATION

NARUC Account Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>GOLF COURSE REUSE - ANNUAL EXPENSE</b>											
354 Structures & Improvements	0	724	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447
355.9 Wells & Springs	0	8,292	16,584	16,584	16,584	16,584	16,584	16,584	16,584	16,584	16,584
371 Pumping Equipment	0	8,748	17,496	17,496	17,496	17,496	17,496	17,496	17,496	17,496	17,496
375 Trans. & Dist. Mains	0	1,612	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223
380 Treat & Disposal Plant	0	987	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973	1,973
Totals	0	20,362	40,724	40,724	40,724	40,724	40,724	40,724	40,724	40,724	40,724
<b>GOLF COURSE REUSE - ANNUAL BALANCES</b>											
354 Structures & Improvements	0	724	2,171	3,618	5,065	6,512	7,959	9,406	10,853	12,300	13,747
355.9 Wells & Springs	0	8,292	24,876	41,461	58,045	74,629	91,213	107,798	124,382	140,966	157,551
371 Pumping Equipment	0	8,748	26,245	43,741	61,237	78,734	96,230	113,726	131,223	148,719	166,215
375 Trans. & Dist. Mains	0	1,612	4,835	8,058	11,281	14,504	17,727	20,950	24,173	27,396	30,619
380 Treat & Disposal Plant	0	987	2,960	4,933	6,906	8,880	10,853	12,826	14,800	16,773	18,746
Totals	0	20,362	61,086	101,810	142,534	183,258	223,982	264,706	305,430	346,154	386,878
Totals, Reuse & Golf Course	0	679,895	2,039,686	3,399,477	4,759,268	6,119,059	7,478,849	8,838,640	10,198,431	11,558,222	12,918,013

OCALA SPRINGS UTILITIES, INC.  
**CONTRIBUTED PLANT IN SERVICE**

Exhibit III-1

NARUC Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WATER - ANNUAL ADDITIONS</b>												
	Capacity Charge		322,674	360,000	400,000	480,000	480,000	480,000	480,000	400,000	320,000	200,000
	Main Extension Charge		802,651	919,066	1,021,184	1,225,421	1,225,421	1,225,421	1,225,421	1,021,184	816,947	510,592
	Meter Fee		145,203	166,263	184,737	221,684	221,684	221,684	221,684	184,737	147,789	92,368
	Totals		1,270,528	1,445,329	1,605,921	1,927,105	1,927,105	1,927,105	1,927,105	1,605,921	1,284,737	802,961
<b>WATER - ANNUAL BALANCES</b>												
	Capacity Charge		322,674	682,674	1,082,674	1,562,674	2,042,674	2,522,674	3,002,674	3,402,674	3,722,674	3,922,674
	Main Extension Charge		802,651	1,721,717	2,742,901	3,968,322	5,193,743	6,419,164	7,644,585	8,665,769	9,482,717	9,993,309
	Meter Fee		145,203	311,466	496,203	717,887	939,572	1,161,256	1,382,940	1,567,677	1,715,466	1,807,835
	Totals		1,270,528	2,715,857	4,321,778	6,248,883	8,175,988	10,103,093	12,030,199	13,636,120	14,920,857	15,723,817
<b>WASTEWATER - ANNUAL ADDITIONS</b>												
	Capacity Charge		968,021	1,108,421	1,231,579	1,477,895	1,477,895	1,477,895	1,477,895	1,231,579	985,263	615,789
	Main Extension Charge		1,427,831	1,634,921	1,816,579	2,179,895	2,179,895	2,179,895	2,179,895	1,816,579	1,453,263	908,289
	Totals		2,395,852	2,743,342	3,048,158	3,657,789	3,657,789	3,657,789	3,657,789	3,048,158	2,438,526	1,524,079
<b>WASTEWATER - ANNUAL BALANCES</b>												
	Capacity Charge		968,021	2,076,442	3,308,021	4,785,916	6,263,811	7,741,705	9,219,600	10,451,179	11,436,442	12,052,232
	Main Extension Charge		1,427,831	3,062,752	4,879,331	7,059,226	9,239,121	11,419,015	13,598,910	15,415,489	16,868,752	17,777,042
	Totals		2,395,852	5,139,194	8,187,352	11,845,142	15,502,931	19,160,721	22,818,510	25,866,668	28,305,194	29,829,273
	Totals, Water & Wastewater		3,666,380	7,855,051	12,509,130	18,094,024	23,678,919	29,263,814	34,848,709	39,502,788	43,226,051	

OCALA SPRINGS UTILITIES, INC.  
**AMORIZATION OF CONTRIBUTED PLANT IN SERVICE**

Exhibit III-2

NARUC		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Account	Description											
<b>WATER - ANNUAL EXPENSE</b>												
	Capacity Charge	0	7,115	22,168	38,927	58,331	79,500	100,668	121,837	141,241	157,118	168,584
	Main Extension Charge	0	9,242	29,383	52,756	80,648	111,483	142,781	175,018	205,414	231,022	250,037
	Meter Fee	0	44,732	96,556	110,099	129,061	141,571	142,453	144,242	133,833	110,907	81,092
	Totals	0	61,088	148,107	201,782	268,039	332,554	385,902	441,096	480,488	499,046	499,713
<b>WATER - ANNUAL BALANCES</b>												
	Capacity Charge	0	7,115	29,284	68,210	126,542	206,041	306,710	428,546	569,787	726,905	895,489
	Main Extension Charge	0	9,242	38,624	91,380	172,028	283,511	426,292	601,310	806,723	1,037,745	1,287,782
	Meter Fee	0	44,732	141,288	251,387	380,447	522,019	664,471	808,713	942,546	1,053,452	1,134,545
	Totals	0	61,088	209,196	410,978	679,017	1,011,571	1,397,473	1,838,569	2,319,056	2,818,102	3,317,816
<b>NARUC</b>												
Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WASTEWATER - ANNUAL EXPENSE</b>												
	Capacity Charge	0	27,122	85,299	150,860	226,774	309,588	392,402	475,217	551,130	613,241	658,099
	Main Extension Charge	0	17,610	55,989	100,527	153,674	212,431	272,069	333,496	391,416	440,211	476,446
	Totals	0	44,732	141,288	251,387	380,447	522,019	664,471	808,713	942,546	1,053,452	1,134,545
<b>WASTEWATER - ANNUAL BALANCES</b>												
	Capacity Charge	0	27,122	112,421	263,281	490,054	799,642	1,192,045	1,667,262	2,218,392	2,831,633	3,489,731
	Main Extension Charge	0	17,610	73,599	174,125	327,799	540,230	812,299	1,145,795	1,537,210	1,977,422	2,453,867
	Totals	0	44,732	186,019	437,406	817,854	1,339,872	2,004,343	2,813,056	3,755,602	4,809,054	5,943,599
	Totals, Water & Wastewater	0	105,820	395,215	848,384	1,496,871	2,351,443	3,401,816	4,651,625	6,074,658	7,627,156	9,261,414

OCALA SPRINGS UTILITIES, INC.

Calculation of Composite Amortization Rate for:

Exhibit III-3

	Cost	Ann. Expense	Comp. Life
Water Capacity Charge Accounts 304-320	5,109,420	225,331	22.68
WW Capacity Charge Accounts 354, 355, 380	25,130,956	1,408,223	17.85

Main Extension Charge      Accounts 360 -360; amortization exp. = sum of depreciation exp. for these accounts.

OCALA SPRINGS UTILITIES, INC.  
**CONTRIBUTED PLANT IN SERVICE**

Exhibit III-4

NARUC Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>REUSE - ANNUAL ADDITIONS</b>												
	Capacity Charge		1,210,026	1,350,000	1,500,000	1,800,000	1,800,000	1,800,000	1,800,000	1,500,000	1,200,000	750,000
	Main Extension Charge		1,048,689	1,200,789	1,334,211	1,601,053	1,601,053	1,601,053	1,601,053	1,334,211	1,067,368	667,105
	Meter Fee		145,203	166,263	184,737	221,684	221,684	221,684	221,684	184,737	147,789	92,368
	Totals		2,403,919	2,717,053	3,018,947	3,622,737	3,622,737	3,622,737	3,622,737	3,018,947	2,415,158	1,509,474
<b>REUSE - ANNUAL BALANCES</b>												
	Capacity Charge		1,210,026	2,560,026	4,060,026	5,860,026	7,660,026	9,460,026	11,260,026	12,760,026	13,960,026	14,710,026
	Main Extension Charge		1,048,689	2,249,479	3,583,689	5,184,742	6,785,795	8,386,847	9,987,900	11,322,111	12,389,479	13,056,584
	Meter Fee		145,203	311,466	496,203	717,887	939,572	1,161,256	1,382,940	1,567,677	1,715,466	1,807,835
	Totals		2,403,919	5,120,972	8,139,919	11,762,656	15,385,393	19,008,129	22,630,866	25,649,814	28,064,972	29,574,445
<b>GOLF COURSE REUSE - ANNUAL ADDITIONS</b>												
	Plant Contribution		1,023,537	0	0	0	0	0	0	0	0	0
	Main Extension Charge		0	0	0	0	0	0	0	0	0	0
	Totals		1,023,537	0	0	0	0	0	0	0	0	0
<b>GOLF COURSE REUSE - ANNUAL BALANCES</b>												
	Plant Contribution		1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537
	Main Extension Charge		0	0	0	0	0	0	0	0	0	0
	Totals		1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537	1,023,537
	Totals, Reuse & Golf Course		3,427,456	6,144,509	9,163,456	12,786,193	16,408,930	20,031,667	23,654,404	26,673,351	29,088,509	

OCALA SPRINGS UTILITIES, INC.  
**AMORIZATION OF CONTRIBUTED PLANT IN SERVICE**

Exhibit III-5

NARUC		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Account	Description											
<b>REUSE - ANNUAL EXPENSE</b>												
	Capacity Charge		30,516	95,078	166,952	250,176	340,965	431,754	522,543	605,766	673,858	723,035
	Main Extension Charge	0	191,303	382,606	382,606	382,606	382,606	382,606	382,606	382,606	382,606	382,606
	Meter Fee	0	45,196	90,392	90,392	90,392	90,392	90,392	90,392	90,392	90,392	90,392
	Totals	0	267,015	568,076	639,950	723,174	813,963	904,752	995,541	1,078,764	1,146,856	1,196,033
<b>REUSE - ANNUAL BALANCES</b>												
	Capacity Charge	0	30,516	125,593	292,546	542,721	883,686	1,315,439	1,837,982	2,443,748	3,117,606	3,840,641
	Main Extension Charge	0	191,303	573,910	956,516	1,339,123	1,721,729	2,104,335	2,486,942	2,869,548	3,252,155	3,634,761
	Meter Fee	0	45,196	135,588	225,979	316,371	406,763	497,155	587,546	677,938	768,330	858,722
	Totals	0	267,015	835,091	1,475,041	2,198,215	3,012,178	3,916,930	4,912,470	5,991,234	7,138,090	8,334,124
<b>NARUC</b>												
Account	Description	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>GOLF COURSE REUSE - ANNUAL EXPENSE</b>												
	Plant Contribution	0	20,362	40,724	40,724	40,724	40,724	40,724	40,724	40,724	40,724	40,724
	Main Extension Charge	0	0	0	0	0	0	0	0	0	0	0
	Totals	0	20,362	40,724	40,724	40,724	40,724	40,724	40,724	40,724	40,724	40,724
<b>GOLF COURSE REUSE - ANNUAL BALANCES</b>												
	Plant Contribution	0	20,362	61,086	101,810	142,534	183,258	223,982	264,706	305,430	346,154	386,878
	Main Extension Charge	0	0	0	0	0	0	0	0	0	0	0
	Totals	0	20,362	61,086	101,810	142,534	183,258	223,982	264,706	305,430	346,154	386,878
	Totals, Reuse & Golf Course	0	287,377	896,177	1,576,851	2,340,749	3,195,436	4,140,911	5,177,176	6,296,664	7,484,244	8,721,002

OCALA SPRINGS UTILITIES, INC.

Calculation of Composite Amortization Rate for

	Cost	Ann. Expense	Comp. Life
Reuse Capacity Charge Accounts 354, 355, 355.9, 371, 380	17,637,452	889,604	19.83
Golf Course Reuse Capacity Charge Accounts 354, 371, 380	878,502	38,948	22.56

Exhibit III-6



OCALA SPRINGS UTILITIES, INC.  
 Base Facility Charge and Gallonage Component Cost  
 At 87% of Design Buildout - Year 8

Exhibit IV-1

FACTORED ERC'S 101,039  
 FACTORED GALLONS 532,443

BASE FACILITY CHARGE COMPONENT CONSTRUCTION -WATER-	TEST YEAR 2014	PERCENTAGE ASSIGNMENT		FACTORED ERC'S	FACTORED GALLONS
		BASE FACILITY CHARGE	GALLONAGE CHARGE		
TOTAL REVENUES FOR RATE SETTING	1,399,743	40%	60%	559,897	839,846
				5.54	1.58
				BASE FACILITY CHARGE	GALLONAGE COST
					GALLONAGE CHARGE

OCALA SPRINGS UTILITIES, INC.  
 Base Facility Charge and Gallonage Component Cost  
 At 87% of Design Buildout - Year 8

Exhibit IV-2

FACTORED ERC'S 101,039  
 FACTORED GALLONS 532,443

	TEST YEAR	PERCENTAGE ASSIGNMENT		FACTORED ERC'S		FACTORED GALLONS	
		2014	BASE FACILITY CHARGE	GALLONAGE CHARGE	BASE FACILITY COST	BASE FACILITY CHARGE	GALLONAGE COST
BASE FACILITY CHARGE COMPONENT CONSTRUCTION -WASTEWATER-							
TOTAL REVENUES FOR RATE SETTING	3,694,729	40%	60%	1,477,892	14.63	2,216,837	4.16

OCALA SPRINGS UTILITIES, INC.  
 Base Facility Charge and Gallonage Component Cost  
 At 87% of Design Buildout - Year 8

Exhibit IV-3

FACTORED ERC'S 101,039  
 FACTORED GALLONS 942,982

BASE FACILITY CHARGE COMPONENT CONSTRUCTION -REUSE WATER-	TEST YEAR 2014	PERCENTAGE ASSIGNMENT		FACTORED ERC'S	FACTORED GALLONS	BASE FACILITY CHARGE	GALLONAGE CHARGE	BASE FACILITY CHARGE	GALLONAGE COST	GALLONAGE COST	GALLONAGE CHARGE
		BASE FACILITY CHARGE	GALLONAGE CHARGE								
TOTAL REVENUES FOR RATE SETTING	1,420,867	40%	60%			568,347		5.63	852,520		0.90

OCALA SPRINGS UTILITIES, INC.  
**NET PLANT to NET CIAC RATIOS**

Exhibit V

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>WATER</b>											
Net Plant		6,310,757	7,352,997	8,534,491	10,006,592	11,431,300	13,526,548	14,910,498	15,969,622	16,698,115	16,923,684
Net CIAC		1,209,439	2,506,661	3,910,800	5,569,866	7,164,417	8,705,621	10,191,630	11,317,063	12,102,754	12,406,002
Net CIAC as Pct of Net Plant		19.2%	34.1%	45.8%	55.7%	62.7%	64.4%	68.4%	70.9%	72.5%	73.3%
<b>WASTEWATER</b>											
Net Plant		15,905,938	16,734,895	17,762,554	23,718,525	24,835,682	31,360,780	32,199,151	32,621,596	32,613,487	31,932,406
Net CIAC		2,351,120	4,953,175	7,749,946	11,027,288	14,163,059	17,156,377	20,005,454	22,111,066	23,496,140	23,885,674
Net CIAC as Pct of Net Plant		14.8%	29.6%	43.6%	46.5%	57.0%	54.7%	62.1%	67.8%	72.0%	74.8%
<b>WATER REUSE</b>											
Net Plant		35,463,508	34,144,442	32,825,375	31,506,308	30,187,241	28,868,174	27,549,108	26,230,041	24,910,974	23,591,907
Net CIAC		2,136,904	4,285,881	6,664,878	9,564,441	12,373,215	15,091,200	17,718,396	19,658,579	20,926,881	21,240,322
Net CIAC as Pct of Net Plant		6.0%	12.6%	20.3%	30.4%	41.0%	52.3%	64.3%	74.9%	84.0%	90.0%
<b>GOLF COURSE REUSE</b>											
Net Plant		1,003,175	962,451	921,727	881,003	840,279	799,555	758,831	718,107	677,383	636,659
Net CIAC		1,003,175	962,451	921,727	881,003	840,279	799,555	758,831	718,107	677,383	636,659
Net CIAC as Pct of Net Plant		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>TOTAL SYSTEM</b>											
Net Plant		58,683,378	59,194,784	60,044,147	66,112,429	67,294,502	74,555,058	75,417,588	75,539,367	74,899,959	73,084,656
Net CIAC		6,700,639	12,708,168	19,247,351	27,042,598	34,540,970	41,752,753	48,674,311	53,804,816	57,203,159	58,168,657
Net CIAC as Pct of Net Plant		11.4%	21.5%	32.1%	40.9%	51.3%	56.0%	64.5%	71.2%	76.4%	79.6%

## EXHIBIT VI

Revised Attachment B to December 21, 2005 Filing

includes

Revised Schedules 2,4,5,6

New Support Table H

Referenced Excerpts from Avatar Holdings, Inc. 2005 Form 10-K

OCALA SPRINGS UTILITIES, INC.  
 Schedule of Net Operating Income  
 At 87% of Design Buildout - Year 8

Schedule No. 2  
 Revised: 3/24/06

Description	Water	Wastewater	Reuse	Reuse G.C.	Total
<b>OPERATING REVENUES</b>	1,399,743	3,694,729	1,420,867	64,150	6,579,489
Operation & Maintenance	661,774	1,357,849	271,532	60,444	2,351,598
Depreciation	550,223	1,746,644	1,319,067	40,724	3,656,658
CIAC Amortization	-480,488	-942,546	-1,078,764	-40,724	-2,542,521
Taxes Other than Income	122,179	299,766	146,507	2,981	571,433
Provision for Income Taxes	130,211	295,096	182,452	61	607,820
Less: Parent Debt Tax Adjustment	-6,165	-13,905	-8,600	-10	-28,680
<b>OPERATING EXPENSES</b>	977,735	2,742,904	832,193	63,476	4,616,308
<b>NET OPERATING INCOME</b>	422,008	951,825	588,674	673	1,963,180
<b>RATE BASE</b>	4,735,281	10,680,261	6,605,403	7,556	22,028,501
<b>RATE OF RETURN</b>	8.91%	8.91%	8.91%	8.91%	8.91%

OCALA SPRINGS UTILITIES, INC.  
Water Rates  
At 87% of Design Buildout - Year 8

Schedule No. 4  
Revised: 3/24/06

BASE FACILITY CHARGE

5/8" X 3/4"	\$5.54
3/4"	8.31
1"	13.85
1 1/2"	27.70
2"	44.32
3"	88.64
4"	138.50
6"	277.00
8"	443.20

CHARGE PER 1,000 GALLONS \$1.58

RESIDENTIAL BILLS 5/8" X 3/4"

3,000 gallons	\$ 10.28
5,000 gallons	\$ 13.44
10,000 gallons	\$ 21.34
20,000 gallons	\$ 37.14
30,000 gallons	\$ 52.94

OCALA SPRINGS UTILITIES, INC.  
Wastewater Rates  
At 87% of Design Buildout - Year 8

Schedule No. 5  
Revised: 3/24/06

BASE FACILITY CHARGE

5/8" X 3/4"	14.63
3/4"	21.95
1"	36.58
1 1/2"	73.15
2"	117.04
3"	234.08
4"	365.75
6"	731.50
8"	1,170.40

CHARGE PER 1,000 GALLONS

Residential	4.16 *
General Service	4.16

\* Maximum of 8,000 gallons

RESIDENTIAL BILLS	5/8" X 3/4"
3,000 gallons	\$ 27.11
5,000 gallons	\$ 35.43
10,000 gallons	\$ 56.23



OCALA SPRINGS UTILITIES, INC.  
Reuse Water Rates  
At 87% of Design Buildout - Year 8

Schedule No. 6  
Revised: 3/24/06

BASE FACILITY CHARGE

5/8" X 3/4"	\$5.63
3/4"	8.45
1"	14.08
1 1/2"	28.15
2"	45.04
3"	90.08
4"	140.75
6"	281.50
8"	450.40

CHARGE PER 1,000 GALLONS \$0.90

RESIDENTIAL BILLS 5/8" X 3/4"

3,000 gallons	\$ 8.33
5,000 gallons	\$ 10.13
10,000 gallons	\$ 14.63
20,000 gallons	\$ 23.63
30,000 gallons	\$ 32.63

OCALA SPRINGS UTILITIES, INC.  
Parent Debt Adjustment

Support Table H  
New: 3/24/06

Avatar Holdings Inc. and Subsidiaries - 2005

	Amount (000's)	Ratio	Debt Cost	Interest Expense
Total stockholders Equity	312,892			
Less: Retained Earning of subsidiaries	(168,915)			
Total applicable equity	143,977	54.52%		
Notes, mortgage notes & other debt	144,107			
Less: notes related specifically to real estate	(24,107)			
Total applicable debt	120,000	45.44%	4.50%	\$ 5,400
Deferred income taxes	3,823			
Less: Portion associated with land & development)	(3,743)			
total applicable deferred taxes	80	0.03%	0.00%	\$ -
Total applicable capitalization	264,057	100.00%	4.50%	\$ 5,400
Debt ratio of parent x debt cost of parent			2.05%	
Statutory tax rate			35.00%	
Tax adjustment percentage			0.72%	

	Total	Water	Wastewater	Reuse	Ruse G.C.
Equity of Ocala Springs Utilities, Inc.	8,811,400	1,894,112	4,272,105	2,642,161	3,022
Less: retained earnings @ 54.52%	(4,804,413)	(1,032,764)	(2,329,364)	(1,440,638)	(1,648)
	4,006,987	861,348	1,942,741	1,201,524	1,374
Times tax adjustment percentage	0.72%	0.72%	0.72%	0.72%	0.72%
Parent debt tax adjustment	28,680	6,165	13,905	8,600	10

Source: Form 10-K FYE 12/31/05 @ pages 47, 64,71 and 72

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-K  
ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF  
THE SECURITIES EXCHANGE ACT OF 1934

For the fiscal year ended December 31, 2005 -- Commission File Number 0-7616

AVATAR HOLDINGS INC.

(Exact name of registrant as specified in its charter)

<u>Delaware</u> (State or other jurisdiction of incorporation or organization)	<u>23-1739078</u> (I.R.S. Employer Identification No.)
<u>201 Alhambra Circle, Coral Gables, Florida</u> (Address of principal executive offices)	<u>33134</u> (Zip code)
Registrant's telephone number, including area code:	<u>(305) 442-7000</u>

Securities registered pursuant to section 12(g) of the Act:

Common Stock, \$1.00 Par Value  
(Title of Class)

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.  
Yes [ ] No [X]

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.  
Yes [ ] No [X]

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter periods that the registrant was required to file such reports), and (2) has been subject to such filing requirement for the past 90 days. Yes [X] No [ ]

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of the Form 10-K or any amendment to this Form 10-K. [X]

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, or a non-accelerated filer. See definition of "accelerated filer and large accelerated filer" in Rule 12b-2 of the Exchange Act.

Large accelerated filer [ ] Accelerated filer [X] Non-accelerated filer [ ]

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes [ ] No [X]

Aggregate market value of the voting and non-voting common equity held by non-affiliates of the registrant was \$295,207,006 as of June 30, 2005.

As of March 13, 2006, there were 8,189,463 shares of common stock, \$1.00 par value, issued and outstanding.

DOCUMENTS INCORPORATED BY REFERENCE

Portions of the registrant's Proxy Statement for its 2006 Annual Meeting of Stockholders are incorporated by reference into Part III.

AVATAR HOLDINGS INC.

**AVATAR HOLDINGS INC. AND SUBSIDIARIES**

Consolidated Balance Sheets

(Dollars in thousands)

	December 31 2005	December 31 2004
<u>Assets</u>		
Cash and cash equivalents	\$38,479	\$29,498
Restricted cash	6,020	5,987
Receivables, net	29,865	21,471
Land and other inventories	399,458	297,858
Land inventory not owned	18,171	16,890
Property, plant and equipment, net	34,829	37,020
Investment in unconsolidated joint ventures	55,781	33,936
Prepaid expenses	13,985	17,581
Other assets	9,110	14,068
Deferred income taxes	3,823	3,536
Assets of business transferred under contractual arrangements	16,889	15,430
Assets held for sale	-	14,989
Total Assets	\$626,410	\$508,264
<u>Liabilities and Stockholders' Equity</u>		
<u>Liabilities</u>		
Notes, mortgage notes and other debt:		
Corporate	\$120,000	\$120,000
Real estate	24,107	19,384
Obligations related to land inventory not owned	18,171	16,890
Estimated development liability for sold land	26,717	20,493
Accounts payable	16,526	15,277
Accrued and other liabilities	42,087	15,801
Customer deposits	57,797	45,803
Liabilities of business transferred under contractual arrangements	8,113	8,013
Liabilities associated with assets held for sale	-	368
Total Liabilities	313,518	262,029
Commitments and Contingencies		
<u>Stockholders' Equity</u>		
Common Stock, par value \$1 per share		
Authorized: 50,000,000 shares		
Issued: 10,711,286 shares at December 31, 2005		
10,581,388 shares at December 31, 2004	10,711	10,581
Additional paid-in capital	214,873	212,475
Unearned restricted stock units	(6,583)	(8,013)
Retained earnings	168,915	105,788
	387,916	320,831
Treasury stock: at cost, 2,531,823 shares at December 31, 2005		
at cost, 2,523,259 shares at December 31, 2004	(75,024)	(74,596)
Total Stockholders' Equity	312,892	246,235
Total Liabilities and Stockholders' Equity	\$626,410	\$508,264

See notes to consolidated financial statements.

## DEBT - NOTES, MORTGAGE NOTES AND OTHER DEBT

Notes, mortgage notes and other debt are summarized as follows:

	December 31	
	2005	2004
Corporate:		
4.50% Convertible Senior Notes, due 2024	\$120,000	\$120,000
Real estate:		
Purchase Money Mortgage Note payable, prime + 2%, due 2009 *	\$15,730	\$15,730
5.50% Term Bonds payable, due 2010	3,377	3,654
Unsecured Credit Facility, due 2009	5,000	-
	<u>\$24,107</u>	<u>\$19,384</u>

\* Effective February 1, 2006, this note was amended to fix the interest rate at 6% for the period February 1, 2006 through January 31, 2008.

### Corporate:

On March 30, 2004, Avatar issued \$120,000 aggregate principal amount of 4.50% Convertible Senior Notes due 2024 (the "4.50% Notes") in a private, unregistered offering, subsequent to which we filed, for the benefit of the 4.50% Notes holders, a shelf registration statement covering resales of the 4.50% Notes and the shares of our common stock issuable upon the conversion of the 4.50% Notes. Interest is payable semiannually on April 1 and October 1. The 4.50% Notes are senior, unsecured obligations and rank equal in right of payment to all of our existing and future unsecured and senior indebtedness. However, the 4.50% Notes are effectively subordinated to all of our existing and future secured debt to the extent of the collateral securing such indebtedness, and to all existing and future liabilities of our subsidiaries. Each \$1 in principal amount of the 4.50% Notes is convertible, at the option of the holder, at a conversion price of \$52.63, or 19.0006 shares of our common stock, upon the satisfaction of one of the following conditions: a) during any calendar quarter (but only during such calendar quarter) commencing after June 30, 2004 if the closing sale price of our common stock for at least 20 trading days in a period of 30 consecutive trading days ending on the last trading day of the preceding calendar quarter is more than 120% of the conversion price per share of common stock on such last day; or b) during the five business day period after any five-consecutive-trading-day period in which the trading price per \$1 principal amount of the 4.50% Notes for each day of that period was less than 98% of the product of the closing sale price for our common stock for each day of that period and the number of shares of common stock issuable upon conversion of \$1 principal amount of the 4.50% Notes, provided that if on the date of any such conversion that is on or after April 1, 2019, the closing sale price of Avatar's common stock is greater than the conversion price, then holders will receive, in lieu of common stock based on the conversion price, cash or common stock or a combination thereof, at our option, with a value equal to the principal amount of the 4.50% Notes plus accrued interest and unpaid interest, as of the conversion date. The satisfaction of these conditions has not been met as of December 31, 2005.

We may, at our option, redeem for cash all or a portion of the 4.50% Notes at any time on or after April 5, 2011. Holders may require us to repurchase the 4.50% Notes for cash on April 1, 2011, April 1, 2014 and April 1, 2019 or in certain circumstances involving a designated event, as defined in the indenture for the 4.50% Notes, holders may require us to purchase all or a portion of their 4.50% Notes. In each case, we will pay a repurchase price equal to 100% of their principal amount, plus accrued and unpaid interest, if any.

In conjunction with the offering, we used approximately \$42,905 of the net proceeds from the offering to purchase 1,141,400 shares of our common stock in privately negotiated transactions at a price of \$37.59 per share. We used the balance of the net proceeds from the offering for general corporate purposes including acquisitions of land in Florida.

## EL - INCOME TAXES

The components of income tax expense (benefit) from continuing operations for the years ended December 31, 2005, 2004 and 2003 are as follows:

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Current			
Federal	\$27,498	\$8,843	\$2,068
State	<u>4,653</u>	<u>1,496</u>	<u>350</u>
Total current	32,151	10,339	2,418
Deferred			
Federal	(1,848)	2,000	(9,351)
State	<u>(313)</u>	<u>339</u>	<u>(1,582)</u>
Total deferred	<u>(2,161)</u>	<u>2,339</u>	<u>(10,933)</u>
Total income tax expense (benefit)	<u>\$29,990</u>	<u>\$12,678</u>	<u>(\$8,515)</u>

The tax benefit of \$8,515 for 2003 includes a tax benefit of \$8,639 as a result of the elimination of certain income tax reserves, a tax benefit of \$4,000 as a result of a reduction to the valuation allowance for deferred income taxes (as discussed below) and income tax expense of \$4,124. The effect of these income tax adjustments on basic and diluted earnings per share was \$1.46 and \$1.44, respectively.

Deferred income taxes reflect the net tax effect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for income tax purposes. Significant components of deferred income tax assets and liabilities as of December 31, 2005 and 2004 are as follows:

	<u>2005</u>	<u>2004</u>
Deferred income tax assets		
Tax over book basis of land inventory	\$13,142	\$16,000
Unrecoverable land development costs	2,427	1,000
Tax over book basis of depreciable assets	(80)	1,000
Executive incentive compensation	3,369	2,000
Other	<u>3,263</u>	<u>1,536</u>
Total deferred income tax assets	22,121	21,536
Valuation allowance for deferred income tax assets	<u>(14,053)</u>	<u>(17,000)</u>
Deferred income tax after valuation allowance	8,068	4,536
Deferred income tax liabilities		
Book over tax income recognized on Ocean Palms Joint Venture	<u>(4,245)</u>	<u>(1,000)</u>
Net deferred income taxes	<u>\$3,823</u>	<u>\$3,536</u>

We have recorded a valuation allowance of \$14,053 with respect to deferred income tax assets as of December 31, 2005. Included in the valuation allowance for deferred income tax assets is approximately \$611 which, if utilized, will be credited to additional paid-in capital. This valuation allowance was generated in years prior to reorganization on October 1, 1980. During 2005, we decreased the valuation allowance by \$2,947 which is primarily attributable to the tax over book basis of land inventory in Poinciana and to the tax over book basis of depreciable assets which were demolished. During 2004, we decreased the valuation allowance by \$1,000 which is primarily attributable to the tax over book basis of land inventory. During 2003, we decreased the valuation allowance by \$5,000, which is primarily attributable to the tax over book basis of land inventory related to Harbor

## NOTE L - INCOME TAXES - continued

lands. Included in this change in valuation allowance was \$1,223, which was credited to additional paid in capital representing the benefit of utilizing deferred income tax assets, which were generated in years prior to reorganization on October 1, 1980.

The exercise and issuance of restricted stock units and stock options during 2005 generated additional income tax benefits of \$1,639 which is reflected as an increase to additional paid in capital.

A reconciliation of income tax expense (benefit) from continuing operations to the expected income tax expense (benefit) at the federal statutory rate of 35% for each of the years ended December 31, 2005, 2004 and 2003 is as follows:

	<u>2005</u>	<u>2004</u>	<u>2003</u>
Income tax expense computed at statutory rate	\$30,516	\$13,285	\$3,505
State income tax expense, net of federal effect	2,562	1,308	355
Contribution of land	-	(387)	-
Elimination of liability for tax related issues	-	-	(8,639)
Change in valuation allowance on deferred tax assets	(2,947)	(1,000)	(4,000)
Other	(141)	(528)	264
Income tax expense (benefit)	<u>\$29,990</u>	<u>\$12,678</u>	<u>(\$8,515)</u>

We made income tax payments of approximately \$12,800, \$13,875 and \$4,200 for the years ended December 31, 2005, 2004 and 2003, respectively.

## NOTE M - CONTINGENCIES

We are involved in various pending litigation matters primarily arising in the normal course of our business. Although the outcome of these matters cannot be determined, management believes that the resolution of these matters will not have a material effect on our business or financial statements.

## NOTE N - OTHER MATTERS

At our community of Solivita, tax-exempt bond financing is utilized to fund and manage portions of infrastructure consisting primarily of stormwater management facilities, drainage works, irrigation facilities, sewer and wastewater utilities and offsite roadways. The bond financing was obtained by the Poinciana Community Development District (the "CDD"), a local government district operating in accordance with Chapter 190 of the Florida Statutes. The bonds are serviced by special assessment taxes levied on certain property within Solivita which property is collateral for the obligations and such assessments, with Avatar paying the assessments on the parcels owned by us until such parcels are sold. At such point, the liability for the assessments related to parcels sold becomes the responsibility of the purchasers through a tax assessment on their property. Property owned by us does not serve as collateral for the bonds; and the bonds are not a liability of ours.

WATER TARIFF

NAME OF COMPANY

OCALA SPRINGS UTILITIES INC.

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION



WATER TARIFF

NAME OF COMPANY

OCALA SPRINGS UTILITIES INC.

201 Alhambra Circle, 12<sup>th</sup> Floor  
Coral Gables, FL 33134

(305) 442-7000

(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

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NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY - MARION

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-98-1644-FOF-SU	12/07/98	980876-WS	Original Certification

(Continued to Sheet No. 3.1)

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

TOWNSHIP 14 SOUTH, RANGE 23 EAST  
SECTION 7

That part of Section 7, Township 14 South, Range 23 East, lying South and West of Anthony-Burbank Road (NE 97th Street Road), being more particularly described as follows:

Beginning at the SW corner of said Section 7; thence N 00°00'42" W, along the West line of said Section 7, a distance of 1,356.70 feet, to the centerline of said Anthony-Burbank Road; thence Southeasterly, along said centerline, a chord bearing of S 45°12'04" E, a distance of 194.74 feet; thence, continue along said centerline, Southeasterly, a chord bearing of S 61°26'52" E, a distance of 2,506.48 feet, to the South line of said Section 7; thence S 89°28'26" W, along said South line, a distance of 2,339.66 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 12

That part of the East 3/4 of Section 12, Township 14 South, Range 22 East, lying South and West of Anthony-Burbank Road (NE 97th Street Road), being more particularly described as follows:

Beginning at the SE corner of said Section 12; thence S 89°44'31" W, along the South line of said Section 12, a distance of 3,939.66 feet, to the SW corner of said East 3/4 of Section 12; thence N 00°04'57" E, along the West line of said East 3/4, a distance of 2,647.09 feet; thence continue along said West line, N 00°04'54" E, a distance of 1,290.63 feet, to the centerline of said Anthony-Burbank Road; thence Easterly along said centerline a chord bearing of N 89°00'47" E, a distance of 1,222.21 feet; thence continue along said centerline, Southeasterly, a chord bearing of S 60°35'41" E, a distance of 289.66 feet; thence continue along said centerline, Southeasterly, a chord bearing of S 45°12'04" E, a distance of 3,660.59 feet, to the East line of said Section 12; thence S 00°00'42" E, along said East line a distance of 1,356.70 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 23 EAST  
SECTION 18

All of Section 18, Township 14 South, Range 23 East, Less and Except:

Beginning at the NE corner of said Section 18; thence S 00°13'02" W, along the East line of said Section 18, a distance of 464.79 feet, to the centerline of Anthony-Burbank Road (NE 97th Street Road); thence Southwesterly, along said centerline, a chord bearing of S 65°18'41" W, a distance of 378.24 feet; thence continue along said centerline, Southwesterly, a chord bearing of S 76°49'44" W, a distance of 298.34 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 84°18'56" W, a distance of 681.00 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 62°07'46" W, a distance of 179.86 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 84°11'10" W, a distance of 769.59 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 61°26'52" W, a distance of 906.77 feet, to the North line of said Section 18; thence N 89°28'26" E, along said North line, a distance of 3,034.81 feet, to the Point of Beginning;

(Continued to Sheet No. 3.2)

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

(Continued from Sheet No. 3.1)

And also less and except:

Beginning at the SE corner of said Section 18, thence N 89°46'58" W, along the South line of said Section 18, a distance of 380.00 feet; thence N 19°41'19" E, a distance of 1,140.00 feet, to the East line of said Section 18; thence S 00°13'02" W, along said East line, a distance of 1,074.80 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTIONS 13, 24, and 25

All of Sections 13, 24, and 25, Township 14 South, Range 22 East.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 14

The East 1/2 of Section 14, Township 14 South, Range 22 East, Less the NW 1/4 of the NE 1/4 and also

Less: Commencing at the SW Corner of the SE 1/4 of said Section 14; thence N 00°31'45" E, a distance of 931.68 feet, to the Point of Beginning; thence N 86°38'25" E, a distance of 933.25 feet; thence N 02°21'35" W, a distance of 397.28 feet; thence S 86°38'25" W, a distance of 638.66 feet; thence S 02°21'35" E, a distance of 373.28 feet; thence S 86°38'25" W, a distance of 292.96 feet; thence S 00°31'45" W, a distance of 24.05 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 23

All of Section 23, Township 14 South, Range 22 East,

Less: Beginning at the SW corner of said Section 23, thence N 00°00'48" W, along the West line of said Section 23, a distance of 661.34 feet; thence N 89°57'10" E, a distance of 2,314.73 feet; thence S 00°00'26" W, a distance of 661.79 feet, to the South line of said Section 23; thence S 89°57'50" W, along said South line, a distance of 2,314.66 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 26

That part of Section 26, Township 14 South, Range 22 East, lying East of the CSX Railroad (formerly known as Seaboard Coast Railroad),

Less and Except: Commencing at the NE corner of the NW 1/4 of said Section 26; thence S 00°06'47" W, along the East line of said NW 1/4, a distance of 1,364.87 feet; thence S 89°56'52" W, a distance of 631.93 feet, to the Point of Beginning; thence S 00°06'47" W, a distance of 1,072.31 feet; thence S 89°56'52" W, a distance of 840.80 feet, to the Easterly right-of-way line of NE 40th Avenue Road; thence N 00°00'00" E, along said Easterly right-of-way line, a distance of 429.33 feet, to the point of curvature of a curve concave to the East, having a radius of 1,450.00 feet and a central angle of 26°19'45"; thence Northeasterly, along said right-of-way line and curve, a distance of 666.32 feet; thence N 89°56'52" E, 692.50 feet, to the Point of Beginning.

(Continued to Sheet No. 3.3)

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

(Continued from Sheet No. 3.2)

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 27

That part of the East 1/2 of Section 27, Township 14 South, Range 22 East, lying East of the CSX Railroad (formerly known as Seaboard Coast Railroad).

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 22

The SE 1/4 of the SE 1/4 of Section 22, Township 14 South, Range 22 East, lying East of the CSX Railroad (formerly known as Seaboard Coast Railroad), less the North 495 feet (7-1/2 chains); and the West 1/2 of said SE 1/4 of Section 22, lying East of said Railroad; and the South 858 feet (13 chains) of the SW 1/4 of the NE 1/4 of said Section 22, lying East of said Railroad, less the North 198 feet (3 chains) of the South 858 feet (13 chains) of the East 1/2 of the SW 1/4 of the NE 1/4.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 36

The NE 1/4 of Section 36, Township 14 South, Range 22 East; and the North 3/4 of the East 1/2 of the SE 1/4; and the East 396 feet (6 chains) of the SW 1/4 of the SE 1/4 of the SE 1/4;

Less and Except: the East 14 feet of the South 210 feet; and the East 60 feet of the West 264 feet of the North 105 feet of the SW 1/4 of the SE 1/4 of the SE 1/4; all in Section 36, Township 14 South, Range 22 East.

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
------------------------	-----------------------------	---	------------------

HELD FOR FUTURE USE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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 Ocala Springs Utilities Inc.
- 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.
- 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.

(Continued to Sheet No. 5.1)



NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

(Continued from Sheet No. 5.0)

- 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.

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

INDEX OF RULES AND REGULATIONS

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TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

(Continued from Sheet No. 6.0)

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TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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)

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

(Continued from Sheet No. 7.0)

- 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)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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, the 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), Florida Administrative Code, 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)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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), Florida Administrative Code, 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. For purposes of this tariff, wastewater service includes reuse service when available.
- 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, Florida Administrative Code.
- 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.

TAL.51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

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NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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

5/8 X 3/4"	\$ 5.54
3/4"	8.31
1"	13.85
1 1/2"	27.70
2"	44.32
3"	88.64
4"	138.50
6"	277.00
8"	443.20

Charge per 1,000 Gallons \$ 1.58

- MINIMUM CHARGE - Base Facility Charge
- 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

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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

5/8 X 3/4"	\$ 5.54
3/4"	8.31
1"	13.85
1 1/2"	27.70
2"	44.32
3"	88.64
4"	138.50
6"	277.00
8"	443.20

Charge per 1,000 Gallons \$ 1.58

- MINIMUM CHARGE - Base Facility Charge
- 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

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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"	\$15.00	\$15.00
3/4"	\$20.00	\$20.00
1 "	\$30.00	\$30.00
Over 1"	1.5 times estimated monthly bill	

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 Customer's account during the month of December 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

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

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

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

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 require 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), Florida Administrative Code, 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 FEE – A \$5.00 late fee charge will be levied when a customer’s account is not paid in full by the due date.

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 Payment Charge	\$ <u>5.00</u>

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	Refer to Service Availability Policy <u>Amount</u>	<u>Sheet No./Rule No.</u>
<u>Back-Flow Preventor Installation Fee (if installed by utility)</u>		
5/8" x 3/4" .....	\$ Actual cost	
1" .....	\$ Actual cost	
1 1/2" .....	\$ Actual cost	
2" .....	\$ Actual cost	
Over 2" .....	\$ <sup>1</sup> Actual cost	
<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 .....	\$ <sup>1</sup>	
<u>Guaranteed Revenue Charge</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (175 GPD) .....	\$ 5.58/month	26.0
All others-per gallon/month .....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (175 GPD) .....	\$ 5.58/ month	26.0
All others-per gallon/month .....	\$	
<u>Inspection Fee</u> .....	\$ <sup>1</sup> Actual cost	34.0/16.0
<u>Main Extension Charge</u>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot (70 foot frontage).....	\$ 995.00	27.0/7.1
All others-per front foot.....	\$ 14.14 (\$995 minimum)	
<u>Meter Installation Fee</u>		
5/8" x 3/4" .....	\$ 180	30.0/11.0
1" .....	\$ Actual cost	
1 1/2" .....	\$ Actual cost	
2" .....	\$ Actual cost	
Over 2" .....	\$ <sup>1</sup> Actual cost	
<u>Plan Review Charge</u> .....	\$ <sup>1</sup> Actual cost	
<u>Plant Capacity Charge</u>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC (175 GPD) .....	\$ 400	27.0/7.1
All others-per gallon .....	\$ 2.29	

<sup>1</sup>Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

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NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

Not Applicable

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

APPLICATION FOR WATER SERVICE

Sample Application Form

Name \_\_\_\_\_

Telephone Number

Billing Address

\_\_\_\_\_

State

Zip

Service Address

\_\_\_\_\_

State

Zip

Date service should begin

Service requested:                      Water \_\_\_\_\_ Wastewater \_\_\_\_\_ Reuse \_\_\_\_\_ All \_\_\_\_\_

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 utility service; the Company reserves the right to discontinue or withhold utility service to such apparatus or device.
2. The Company may refuse or discontinue wastewater 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 wastewater 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 utility 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, wastewater, and/or reuse service is supplied by the Company, the Company may require (oral, written) notice within \_\_\_ days prior to the date the Customer desires to terminate service.

Signature

Date

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

APPLICATION FOR METER INSTALLATION

Not Applicable

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WATER TARIFF

COPY OF CUSTOMER'S BILL

FROM	Code	Description	Rate	City/County Charge	Amount Due
REMIT					
TO					
[REDACTED]		[REDACTED] to	[REDACTED]	[REDACTED]	[REDACTED]
Wastewater rates are due and payable when rendered and become delinquent if not paid within twenty days of the date of this bill.					

Dennis Getman  
ISSUING OFFICER  
President  
TITLE



WATER TARIFF

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(Continued to Sheet No. 23.1)

TAL:51947:3

Dennis Getman  
 ISSUING OFFICER  
President  
 TITLE

WASTEWATER TARIFF

(Continued for Sheet 23.0)

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WATER TARIFF

SERVICE AVAILABILITY POLICY

1.0 PURPOSE

The Utility hereby establishes this service availability policy ("Policy") for the purpose of creating a uniform method of determining the contribution in aid of construction (hereinafter "CIAC") to be borne by property owners, builders, or developers (hereinafter sometimes referred to as Contributor) within the certificated area of the Utility.

1.1 General Policy

The Utility adopts and incorporates herein by reference Chapter 25-30, Part VI, Florida Administrative Code ("F.A.C.") concerning Service Availability for Water and Sewer Systems of the Florida Public Service Commission. Utility will make available service and extensions of service under said Rules, subject to matters of economic feasibility as defined in Rule No. 25-30.515, F.A.C. The word "person" as used in Rule 25-30.515 (4), F.A.C. shall mean and include "political subdivision".

2.0 AVAILABILITY

The provisions of this Policy are available to property owners, builders and developers throughout the certificated area subject only to matters of economic feasibility.

2.1 Service Outside Certificated Area

Owners, builders or developers being potential consumers whose property lies outside the Utility's certificated area may apply to the Utility for the extension of water distribution, reuse and/or sewage collection mains to said property.

Providing service outside the Utility's territory involves formal notice and formal proceedings before the Florida Public Service Commission and therefore entails engineering, administrative and legal expenses in addition to costs incurred by the Utility in providing service within its territory. Therefore, the Utility will not be obligated to provide its services outside the territory unless the contributor agrees, in advance, to defray those additional expenses and pay to the Utility the estimated cost thereof. The advance payment will be adjusted to conform with the actual expenses after the proceedings have been concluded. The Utility will further make such extensions outside the territory only if the extensions and treatment plant reservation or expansion to serve such extensions are economically feasible as defined by Rule 25-30.515(7), F.A.C.

The Utility will not extend its facilities in situations where the extension will result in the service to existing customers to suffer either as a result of reduction of capacity to provide its service to customers, or diminishment of economic capability of the Utility to meet its financial commitments. [Section 367.121(1)(d), Florida Statutes.]



WATER TARIFF

3.0 DEFINITIONS

Terms not specifically defined herein or elsewhere in the service availability rules are considered to have their commonly understood meaning. Otherwise, for the purpose of this Policy, the definitions in Rule 25-30.515, F.A.C. shall apply.

4.0 OBLIGATIONS OF UTILITY

Utility shall maintain copies of this Policy available for the inspection by any property owner, developer, builder or prospective consumer desiring information regarding all elements of the cost of connecting to the water, reuse and/or sewer facilities of the Utility, and such copies shall be maintained at its general office.

For the purposes of this policy, the term 'reuse service" shall be defined as non-potable water service provided through a distribution system separate from that of the potable water system, for purposes of irrigation, and the source of which is reclaimed water in part or in whole.

Utility shall maintain "as-built" information on its water, reuse and/or sewer facilities in its office or in the office of its designated representatives for the purpose of providing reasonable information concerning the location of its water, reuse and/or sewer facilities.

Utility shall install all meters upon the request of prospective consumers providing that the total contributions-in-aid-of-construction as set forth below have been paid in accordance with the provisions of this Policy or the Utility's Tariff.

5.0 OBLIGATIONS OF DEVELOPER

All contributors and developers shall furnish to the Utility accurate information with regard to matters of engineering, construction of buildings and dwellings and proposed densities. Developers who increase their density factors and/or consumption requirements during the course of construction of the project are liable for an adjustment in their share for off-site facilities and/or an increase in total contributions-in-aid-of construction applicable to developer's project. Developer is responsible for errors or changes in engineering information furnished to Utility when such error or change results in increased cost to Utility for any construction which Utility may undertake in connection with installing water distribution, reuse distribution or sewage collection facilities or which would necessitate a new design or re-design of water distribution, reuse distribution or sewage collection plans.

5.1 Developer's Agreements

The Utility may require that provisions for extensions of service and service availability be made pursuant to a written "developer's agreement" which shall set forth such reasonable provisions governing developer and Utility responsibility pertaining but not limited to the installation of service facilities, the interconnection of plumber's lines with the facilities of Utility, the manner and method of payment of CIAC, matters of exclusive service rights by Utility, standards of construction or specifications, time commitments to "take and use water, reuse and sewer services," engineering errors and omissions, rules,

## WATER TARIFF

regulations and procedures of Utility, prohibitions against improper use of Utility's facilities and other matters normally associated with and contained in developer agreements. Such agreement will be consistent with the provisions of this Policy and in conformity with the rules promulgated and revised from time to time by the Commission.

The Utility may require that the Contributor, in addition to the contributions set forth herein, bear the cost of preparation of developer agreement by independent counsel or persons qualified to draft and prepare such agreements. Said charges shall not exceed that amount normally to be contemplated for such service. (25-30.540, F.A.C. )

**6.0 GUARANTEED REVENUE CHARGE**

The Developer will be required to pay the monthly guaranteed revenue charge, as set out in the Utility's tariff, for each undeveloped lot. The requirement for said charge commences at the time that the service is made available by the Utility to the Developer's lines and continues until either all lots have active customers or eight years, whichever occurs first, unless otherwise agreed to by the Developer and the Utility.

**7.0 REQUIREMENTS FOR PAYMENT OF CIAC**

The Utility requires the payment of CIAC either by cash payments or through transfer of water distribution, reuse distribution and sewage collection facilities and appurtenances thereto which have been installed by Contributor or through a combination of both cash payments and a transfer of such facilities to the Utility.

For the purpose of this Policy, the term CIAC shall include the on-site water distribution, reuse distribution and sewage collection system contributed in cash or in kind, payments to defray, in part or in total, the cost of the off-site lines and related facilities and payments to defray the cost of the treatment facilities and off-site lines and related facilities.

**8.0 CIAC - TREATMENT FACILITIES & MAIN EXTENSIONS**

Utility requires that all Contributors pay contributions based in part on a pro rata share of the cost of treatment plant facilities and main extensions whether or not the facilities have been constructed or may be constructed to continue to render service. Such payments are herein defined as CIAC and shall be made by all Contributors upon approval of the governmental agency having jurisdiction of this Policy, where water, reuse or sewer service is available or agreed to be made available, in the territory.

Utility further declares that these contributions shall be uniform among all Contributors notwithstanding provisions of prior developer agreements or the practices and procedures pertaining to such charges as established prior to the adoption of Chapter 25-30, F.A.C.

It is the further purpose of this section "to resolve inequities and discriminatory practices regarding contribution by placing all owners, builders and developers on a parity with regard to such charges."

WATER TARIFF

8.1 Schedule of CIAC for Treatment Facilities and Main Extensions Charges

The following is the schedule of CIAC for treatment facilities and main extensions to be paid prior to the commencement of water, reuse and/or sewer service as a prerequisite for such service:

<u>Water (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
System Capacity Charge	<u>\$400.00</u>	<u>\$2.29</u>
Main Extension Charge	<u>\$995.00</u>	_____
<u>Wastewater (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
System Capacity Charge	<u>\$1200.00</u>	<u>\$6.86</u>
Main Extension Charge	<u>\$1770.00</u>	
<u>Reuse (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
Reuse Capacity Charge	<u>\$1500.00</u>	<u>\$5.66</u>
Reuse Main Extension Charge	<u>\$1300.00</u>	

(1) Charges to Contributors pursuant to this Policy are calculated on a cost based upon the estimated demand of the contributor's proposed installation upon the transmission, collection and treatment facilities of the Utility. It is computed by multiplying the above rates by the daily rates (gallons of demand) in use or as calculated by the Utility provided, however, that no user of water and/or sewer service shall pay less than the amount due for one E.R.C.

Capacity charges are based upon an average daily demand of 175 gallons for water and 175 gallons for sewage disposal for a single family residence. ("ERC"), excluding irrigation. Reuse capacity charges are based upon an average daily demand of 265 gallons per ERC for reuse for irrigation.

8.2 Treatment Plant - Water, Reuse and Sewer Demand Characteristics

Upon request, the Utility will furnish to Contributor or will calculate daily rates of gallons of demand for various occupancies which will be used in computing the total contributions. In the instance of common facilities of multiple dwelling units such as irrigation, laundering, recreation facilities, commercial and commercial/residential facilities, determination of connection and main extension charges will be based upon the use characteristic defined by engineering data supplied by the prospective contributor, as accepted by the Utility. (25-30.515(8), F.A.C.)

## WATER TARIFF

8.3 CIAC Based on Actual and Experienced Demand

If the experience of the Utility has demonstrated that the demand characteristics of customers of the community exceed those daily rates of gallons of demand set forth in Appendix "A," Utility shall require that Contributor pay those contributions and make the necessary commitments based on the actual and experienced demand and not the average demand. Thus, when Utility shall demonstrate to the developer that its records and experience show, for example, that a single family residence of the type which Contributor proposes to build in the specific community places demand during certain times of the year equal to 600 gallons of water per day, then the charges per gallons demand set forth in Paragraph 7.1 of this Policy shall be multiplied by 600 gallons. In no event shall the Utility be required to build or accept plans, specifications, CIAC or agreements predicated upon demand for water service less than 175 gallons per day single family residential equivalent, exclusive of irrigation use, sewer service of less than 175 gallons per day single family residential equivalent and reuse service of less than 265 gallons per day single family residential equivalent.

9.0 CIAC - "OFF-SITE" FACILITIES

The main extension charges specified in Section 7.1 include the pro rata share of the transmission and distribution mains and services and collection mains and service laterals designed to serve the core area ERCs. Any development within this core area shall be subject to the charges set out in Section 7.1., except when the location, size or proposed density of developer's property within or outside the core area may make service to such property dependent upon the modification or extension of "off-site" water distribution, reuse and/or sewage collection facilities.

For the purpose of this Policy, the term "core area" shall be defined as that portion of the service for which facilities were designed and provided for in the Utility's initial master plan.

For the purpose of this Policy, the term "off-site" shall be defined as those main water transmission lines, reuse transmission lines, sewage collection lines, sewage force mains and/or pumping stations necessary to be modified or extended to connect developer's property inside or outside the core area with facilities of Utility adequate in size to transmit to developer's property an adequate quantity of water/reuse adequate pressure and/or transmit sewage collected on developer's property to the treatment plant or disposal site of Utility.

Since each developer draws from the capacity of such modified or extended lines based on engineering design, Utility will require that developer pay his property's share of the cost of the "off-site" main water and reuse transmission and sewage collection facilities through which service is rendered to developer's property. This pro-rata share is referred to as developer's " share of off-site facilities."

Whenever use of such off-site facilities is necessary to render adequate service, Contributor must pay in advance the total cost of the share of all off-site facilities necessary to provide service to the property to be served.

## WATER TARIFF

It is the policy of the Utility to apportion the cost of "off-site" facilities as hereinafter defined pro rata against the properties receiving service from and through such facilities.

It is further declared and established that the determination of the share will be computed either on a per lot basis, per foot basis or using the average daily flows in gallons then in use or as calculated by the Utility. Provided, however, that the Utility may adjust the estimated average daily flows based upon reasonable engineering judgment that includes consideration of (a) the quantum area to be developed; (b) the development trends in the surrounding territory; (c) the consumer density and, (d) the estimated use of service by the proposed development. The charge for the share of off-site facilities is applicable whether or not the facilities have been previously constructed or are necessary to be constructed to serve Contributor.

It is the intent of this section to apportion the cost of water and reuse main transmission lines, and sewage collection lines and pumping stations on a fair share basis irrespective of whether such transmission lines, collection lines and pumping stations have been previously constructed or are proposed to be constructed.

#### 9.1 Construction of Oversized Facilities

Utility may require the installation of oversized off-site lines and facilities to provide service for other properties in accordance with the master plan of Utility. In this event, Contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve. Contributor may then be the subject of a refundable advance agreement, as hereinafter provided.

#### 10.0 CIAC - ON-SITE FACILITIES

Where on-site facilities are not in place or have not been constructed by the Utility, each developer and Contributor shall be responsible for the design, installation, inspection and testing of the complete water distribution, reuse distribution and sewage collection system located in the street or streets adjoining or within the boundaries of developer's property. The provisions of this Rule may be waived by Utility at its sole option in situations involving single or individual connections to readily accessible Utility mains or equipment.

An "on-site" water distribution system or reuse distribution system is defined to include all component parts of a water distribution system, including valves, fittings, laterals, hydrants and all appurtenances as shown upon the approved design of such water distribution system. An "on-site" sewer collection system is defined to include all collection lines, manholes, force mains, lift or pumping stations, including the site for same, and all other appurtenances as shown upon the approved design for the installation of such sewage collection system.

Contributor shall pay all expenses of any nature related to the on-site project, such as, but not limited to, fees for permits and costs incurred in connection with inspection, installation, analysis, testing, insurance, legal work, administration or engineering.

WATER TARIFF

10.1 Design and Construction of "On-Site" Facilities

Contributor shall design and/or construct the on-site facilities provided, however, such design, installation and construction shall be subject to the prior approval of the Utility. In the alternative, Utility may design and install on-site facilities and require contributors to pay the actual cost of design and construction, including all necessary fees.

10.2 Transfer of "On-Site" Facilities

Contributor shall also be responsible for financing of the on-site facilities in such a manner as to permit transfer of ownership and control of the facilities to Utility free and clear of any impediment to the continuous, unfettered enjoyment by Utility. All transfers of on-site facilities shall be in a form reasonably satisfactory to Utility's attorney and shall be accompanied by satisfactory evidence of ownership free and clear of any liens and encumbrances.

10.3 Construction of Oversized Facilities

Utility may install or may require the installation of oversized lines or facilities on Contributor's property to provide service to other properties in accordance with the master plan of Utility. In this event, Contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve. Contributor may then be the subject of a refundable advance agreement as hereinafter provided.

Utility may decide to design and install the water distribution, reuse distribution and sewage collection system if Contributor's property for which service has been requested is of limited size. In such event, Utility reserves the right to compute the estimated cost of such extension and to require Contributor to pay such cost of construction in lieu of Contributor's installation of the water and reuse distribution and/or sewage collection system.

11.0 CIAC - CUSTOMER CONNECTION (TAP-IN) CHARGE

The amount of contribution to reflect the cost of tapping into the main will not exceed the actual cost of tapping into the main line and extending a service pipe from the main to the customer's installation. This contribution will not be imposed jointly with charges set out in Section 7.1 or CIAC - "Off-Site" Facilities as discussed in Rule 8.0 of this Policy.

12.0 CIAC - METER INSTALLATION FEE

Utility will always furnish and supply all water and reuse meters used in its system in the interest of standardization and uniformity.

Utility shall install customer's water meter and reuse meter. Utility shall charge each person requesting water service a contribution to offset the Utility's cost of the meter, appurtenances and cost of installation if applicable for the size meter required by the use characteristics of the property and the customer to be served as determined by the Utility.

**WATER TARIFF**

This contribution shall be paid by consumers for the meter and meter installation and shall be charged only one time for the meter and its installation at any one location provided, however, that requests to exchange existing meters for meters of a larger size will result in a charge to the prospective consumer of the difference between the existing smaller size meter and the requested larger size meter.

The contribution for a water meter or reuse meter and installation are:

<u>METER SIZE</u>	<u>METER INSTALLATION FEE</u>
5/8" x 3/4"	\$180.00
1"	Actual cost
1 1/2"	Actual cost
2"	Actual cost
Over 2"	Actual Cost

Contributions for 1-inch and larger meters will be based upon the estimated actual cost of the meter or meters plus the cost of installation. When actual costs differ from estimates, the difference will be refunded by the Utility if the total cost was less than the estimate or paid by Contributor prior to initiation of water or reuse service if the actual cost exceeds the estimated cost. Contributor will be furnished a copy of the invoice at the time of installation or as soon thereafter as possible, upon request.

**13.0 WATER SERVICE ONLY - SEWER SERVICE ONLY – REUSE SERVICE ONLY**

In any instance where water, reuse or sewer service only is furnished without the companion service, the connection charge shall be computed for that service only.

**14.0 ON-SITE SYSTEM DESIGN & CONSTRUCTION**

**14.1 Design by Independent Engineers**

Utility shall recognize the design of water, reuse and sewer facilities prepared by a registered professional engineer regularly engaged in the field of sanitary engineer covering the design of developer's on-site water and reuse distribution and/or sewage collection system. Provided, however, that each design shall be fully subject to the approval of Utility's engineer and shall conform in all respects to the criteria of Utility governing the installation of Utility facilities ultimately to be accepted by Utility for ownership, operation and maintenance. Utility reserves the right to charge a fee commensurate with the actual cost to Utility of reviewing such engineering plans and furnishing to developer's engineer, various information regarding location and criteria. All designs of water distribution, reuse distribution and sewage collection facilities are at all times subject to the approval of other agencies having jurisdiction over such design. Provided, however, that Utility will establish specifications based upon good engineering and utility construction practices, and shall provide such specifications to the developers or their representative. Any such specifications shall be incorporated into the design and construction of the on-site collection and/or distribution systems. In the event that such specifications are not incorporated into the on-site system design and construction, Utility reserves the right to order suspension of further design or construction pending correction of the

deficiencies.

OCALA SPRINGS UTILITIES INC.

ORIGINAL SHEET NO. 32.0

WATER TARIFF

14.2 Design by Utility's Engineer

Utility maintains a relationship with its consulting engineer to provide utility design services to developers for the purpose of facilitating the design of developer's on-site water distribution, reuse distribution and/or sewage collection system. Designs prepared by Utility's consulting engineer are acceptable to Utility, but are at all times subject to the approval of other governmental agencies having jurisdiction over the subject matter of such design. The cost of plans prepared by Utility's consulting engineer shall be borne by developer. However, in such cases, developer will not be required to pay the charge for review of such plans as provided for in the foregoing paragraph.

14.3 Construction of Distribution and Collection Systems

The on-site distribution and collection systems may be constructed by the developer or a sub-contractor employed by the developer at the option of Utility. Provided, however, that in the event the developer decides to construct and install or have constructed and installed the distribution and/or collection systems, the developer shall, not less than thirty (30) days prior to commencing construction, furnish the Utility with a complete copy of the plans and specifications of the proposed on-site collection and distribution system. Utility shall have twenty (20) days in which to determine the acceptability of the design, plans and specifications furnished to it by the developer. If Utility objects to the design, plans and specifications or any part thereof, construction shall not commence pending the resolution of Utility's objection. (25-30.545, F.A.C.)

It is further provided that Utility may issue, revise or amend a list of construction contractors who are qualified to construct and install water, reuse and/or sewer systems and facilities to the level desired by Utility. Utility further reserves the right to reject any construction contractor who Utility believes or has reason to believe does not perform, construct or install facilities in accordance with good engineering practice and generally accepted construction practices as practiced by Utility.

15.0 TRANSFER OF CONTRIBUTED PROPERTY - BILLS OF SALE

Should events occur wherein Utility agrees to accept systems built by others, each Contributor (developer, builder, etc.) who has constructed portions of a water distribution, reuse distribution and/or sewage collection system shall convey such component parts of the water distribution, reuse distribution and/or sewage collection system to Utility by bill of sale, in form satisfactory to Utility's attorney, together with such evidence as may be required by Utility that the water, reuse and, or sewer systems proposed to be transferred to Utility are free of all liens and encumbrances.

TAL:51947:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE



## WATER TARIFF

PROVIDED, HOWEVER, THAT AT ALL TIMES:

15.1 Customer's Installation

Any facilities in the category of consumer's installation as defined in Appendix A shall not be transferred to Utility and shall remain the property of individual customers, their successors or assigns.

15.2 Acceptance of Lines

Utility shall not be required to accept title to any component part of the water distribution, reuse distribution or sewage collection system until Utility's engineer has approved the construction of said lines, accepted the tests to determine that such construction is in accordance with the criteria established by Utility and thereafter evidenced its acceptance of such lines for Utility's ownership, operation and maintenance.

15.3 Cost Records and "As-Built" Plans

Contributor shall maintain accurate cost records establishing the construction costs of all Utility facilities constructed by Contributor. Such cost information shall be furnished to Utility concurrently with the bill of sale and such cost information shall be a prerequisite for the acceptance by Utility of the portion of the water distribution, reuse distribution and sewage collection system constructed by Contributor. Contributor shall also supply to Utility a complete copy of "as-built" plans signed by the engineer responsible for construction, and the supplying of such plans will be a prerequisite for the acceptance by Utility of the portion of the water distribution, reuse distribution or sewer collection system constructed. The cost records and as-built plans shall be delivered in a format that is acceptable to Utility.

15.4 Right to Refuse Connection and Service

Utility reserves the right to refuse connection and to deny the commencement of service to any consumer seeking to be connected to portions of the water distribution, reuse distribution and sewage collection system until such time as the provisions of this section have been fully met.

16.0 EASEMENTS & RIGHTS-OF-WAY

As a prerequisite to the construction of any water distribution, reuse distribution and/or sewage collection system proposed to be connected to the facilities of Utility, Contributors shall be responsible for obtaining all easements or rights-of-way necessary in connection with the installation of the proposed facilities and the master plan of Utility. All grants or conveyances shall be free and clear of all liens and encumbrances and in form proper for recording and satisfactory to Utility attorney. Such conveyances shall be made without cost to Utility. Utility reserves the right to require such easement or right-of-way to the point at which the meter is proposed to be installed or at the "point of delivery of service, being the point at which Utility's facilities join with the consumer's installation.

## WATER TARIFF

17.0 INSPECTIONS

Utility shall have, at all times during the construction, the right to inspect the construction of the water, reuse and/or sewer facilities being built by Contributor, its agents or employees, as set forth in this Policy and receive payment of fees referred to therein. (25-30.545, F.A.C.)

Such inspection is designed to assure Utility that water, reuse and sewer lines and/or lift stations are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. Utility further reserves the right to be present at tests of component parts of water distribution, reuse distribution or sewage collection systems for the purpose of determining that the system, as constructed, conforms to Utility criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of the project engineer and/or the engineer or authorized inspector.

17.1 Inspection Fees

Any engineering plans or designs for, or construction of, facilities by Contributor (developer) which are to become a part of Utility's system will be subject to review and inspection by Utility. For this service, Utility may charge an inspection fee based upon the actual cost to Utility for inspection of facilities constructed by Contributors or independent contractors for connection with the facilities of Utility. Such inspection fee shall be paid by Contributor in addition to all other charges above stated as a condition precedent to service. A copy of the engineer's statement for plan review and inspections will be furnished to Contributor upon request. (25-30.515(11), F.A.C.)

17.2 Inspection of Plumber's Hook-Up

It shall be the responsibility of Contributor or its plumbing contractor to connect Contributor's plumbing installation with the water distribution, reuse distribution and sewage collection system and to make provisions for installation and inspection of a back flow prevention device as may be required. Utility reserves the right to inspect all such connections to be assured that the same are properly made in accordance with Utility's rules governing such connections.

Contributor shall notify Utility of any proposed interconnection with the facilities of Utility and connection may be made without the presence of Utility inspector. However, such connection shall remain open until inspection by Utility and until notice of the approval of such connection is furnished to the developer in accordance with the practices and procedures of Utility. Any connection covered without the benefit of inspection will result in subsequent inspection. If Utility fails to inspect the connection within 48 hours after written notice that the same is ready to inspect the connection shall be deemed approved by Utility. (25-30.545, F.A.C.)

WATER TARIFF

18.0 REFUNDABLE ADVANCES

Developer shall always be responsible for its " share" of the cost of off-site facilities. However, occasions may arise when, for sound engineering reasons relating to Utility's master plan, it is necessary to serve a Contributor with facilities greater in size than the facilities related to Contributor's pro rata share.

Therefore, Utility may require, in addition to the contributions set forth herein, a refundable advance by Contributor to temporarily defray the cost of any off-site extension of water, reuse and/or sewer mains, pumping stations, and other facilities necessary to connect the developer's property with the then proper point of interconnection with Utility's existing water, reuse and/or sewer facilities, in size needed to provide service to the subject property.

In the event that the Utility requires the developer to advance to Utility additional main extension charges based upon the anticipated load requirements of the undeveloped property in order that such facilities may be constructed to serve both the developer's property and the immediately surrounding area in accordance with Utility's master plan for service, charges paid by Contributor over and above Contributor's share of the off-site facilities shall be refunded to the developer in accordance with the terms and conditions of a refunding agreement which Utility will execute with Contributor. Notwithstanding the provisions of this section, Utility may limit the life of the refund agreement to a term of not more than eight (8) years, after which time a portion of the refund not made to Contributor by the terms and conditions of the refund agreement will be retained by Utility, and such refund agreement will be cancelled. In no event shall Contributor recover an amount greater than the difference between the capitalized cost of such improvements and the developer's own share of such improvement. Utility shall not include any interest upon the refund of the developer's advance. (25-30.515(16), F.A.C.)

19.0 ACTION BY GOVERNMENTAL AUTHORITY

Requirements by appropriate governmental authorities to limit or curtail Utility services, such as irrigation moratoriums, may restrict the use of Utility services in addition to the maximum water use demand set forth in Paragraphs 7.3 and 11.0 of this Policy. Contributors and customers obtain reservation for service or the service itself subject to notice of this limitation. The rules and charges set forth in this Policy are subject to adjustment by appropriate governmental agency having jurisdiction of this Policy, either by action of the governmental agency or by request of Utility. (25-30.565, F.A.C.)

WATER TARIFF

APPENDIX "A"

WATER & SEWER FLOW DESIGN FACTORS

<u>Estimated Daily Types of Building Usages</u>	<u>Flows of Water</u>
Apartments including irrigation .....	250 gpd (water)/200gpd (sewer) [1]
Apartments excluding irrigation.....	150 gpd (water)/150gpd (sewer)
Bars and Cocktail Lounges .....	10 gpcd [2]
Boarding Schools (Students and Staff) .....	75 gpcd
Bowling Alleys (toilet wastes only, per lane) .....	200 gpd
Country Clubs, per member .....	50 gpcd
Day Schools (Students and Staff) .....	20 gpcd
Drive-in Theaters (per car space) .....	5 gpd
Factories, with showers .....	30 gpcd
Factories, no showers .....	10 gpd/100 sq. ft.
Hospitals, with laundry .....	250 gpd/bed
Hospitals, no laundry .....	200 gpd/bed
Hotels and Motels .....	200 gpd/room & unit
Laundromat .....	225 gpd/washing machine
Mobile Home Parks (per mobile home).....	300 gpd (water)/240 gpd (sewer)
Movie Theaters, Auditoriums, Churches (per seat) .....	5 gpd
Nursing Homes .....	150 gpd/100 sq. ft.
Office Buildings .....	10 gpd/100 sq. ft.
Public Institutions (other than those listed herein) .....	75 gpcd
Recreational Vehicles .....	100 gpd
Restaurants (per seat) .....	50 gpcd
Single-Family Residential .....	350 gpd (water)/280 gpd (sewer)
Townhouse Residence .....	250 gpd (water)/200 gpd (sewer)
Stadiums, Frontons, Ball Parks, etc. (per seat) .....	3 gpcd
Stores, without kitchen wastes .....	5 gpd/100 sq. ft.
Speculative Buildings .....	30 gpd + 10 gpd/100 sq. ft.
Warehouses .....	30 gpd + 10 gpd/1000 sq. ft.

- [1] gpd – gallons per day
- [2] gpcd – gallons per capita per day

NOTE: Sewage gallonage refers to sanitary sewage flow on unit basis for average daily flow in gallons per day.

NOTE: Any other water/reuse/sewer usage not shown on the above list will be subject to gallonage determination by Contributor’s engineer using standard engineering practices and approved by Utility.

WASTEWATER TARIFF

NAME OF COMPANY

OCALA SPRINGS UTILITIES INC.

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FLORIDA PUBLIC SERVICE COMMISSION

WASTEWATER TARIFF

NAME OF COMPANY

OCALA SPRINGS UTILITIES INC.

201 Alhambra Circle, 12<sup>th</sup> Floor  
Coral Gables, FL 33134

(305) 442-7000

(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

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NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY - MARION

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-98-1644-FOF-SU	12/07/98	980876-WS	Original Certification

(Continued to Sheet No. 3.1)



NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

TOWNSHIP 14 SOUTH, RANGE 23 EAST  
SECTION 7

That part of Section 7, Township 14 South, Range 23 East, lying South and West of Anthony-Burbank Road (NE 97th Street Road), being more particularly described as follows:

Beginning at the SW corner of said Section 7; thence N 00°00'42" W, along the West line of said Section 7, a distance of 1,356.70 feet, to the centerline of said Anthony-Burbank Road; thence Southeasterly, along said centerline, a chord bearing of S 45°12'04" E, a distance of 194.74 feet; thence, continue along said centerline, Southeasterly, a chord bearing of S 61°26'52" E, a distance of 2,506.48 feet, to the South line of said Section 7; thence S 89°28'26" W, along said South line, a distance of 2,339.66 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 12

That part of the East 3/4 of Section 12, Township 14 South, Range 22 East, lying South and West of Anthony-Burbank Road (NE 97th Street Road), being more particularly described as follows:

Beginning at the SE corner of said Section 12; thence S 89°44'31" W, along the South line of said Section 12, a distance of 3,939.66 feet, to the SW corner of said East 3/4 of Section 12; thence N 00°04'57" E, along the West line of said East 3/4, a distance of 2,647.09 feet; thence continue along said West line, N 00°04'54" E, a distance of 1,290.63 feet, to the centerline of said Anthony-Burbank Road; thence Easterly along said centerline a chord bearing of N 89°00'47" E, a distance of 1,222.21 feet; thence continue along said centerline, Southeasterly, a chord bearing of S 60°35'41" E, a distance of 289.66 feet; thence continue along said centerline, Southeasterly, a chord bearing of S 45°12'04" E, a distance of 3,660.59 feet, to the East line of said Section 12; thence S 00°00'42" E, along said East line a distance of 1,356.70 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 23 EAST  
SECTION 18

All of Section 18, Township 14 South, Range 23 East, Less and Except:

Beginning at the NE corner of said Section 18; thence S 00°13'02" W, along the East line of said Section 18, a distance of 464.79 feet, to the centerline of Anthony-Burbank Road (NE 97th Street Road); thence Southwesterly, along said centerline, a chord bearing of S 65°18'41" W, a distance of 378.24 feet; thence continue along said centerline, Southwesterly, a chord bearing of S 76°49'44" W, a distance of 298.34 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 84°18'56" W, a distance of 681.00 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 62°07'46" W, a distance of 179.86 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 84°11'10" W, a distance of 769.59 feet; thence continue along said centerline, Northwesterly, a chord bearing of N 61°26'52" W, a distance of 906.77 feet, to the North line of said Section 18; thence N 89°28'26" E, along said North line, a distance of 3,034.81 feet, to the Point of Beginning;

(Continued to Sheet No. 3.2)

TAL:51946:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 3.1)

And also less and except:

Beginning at the SE corner of said Section 18, thence N 89°46'58" W, along the South line of said Section 18, a distance of 380.00 feet; thence N 19°41'19" E, a distance of 1,140.00 feet, to the East line of said Section 18; thence S 00°13'02" W, along said East line, a distance of 1,074.80 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST

SECTIONS 13, 24, and 25

All of Sections 13, 24, and 25, Township 14 South, Range 22 East.

TOWNSHIP 14 SOUTH, RANGE 22 EAST

SECTION 14

The East 1/2 of Section 14, Township 14 South, Range 22 East, Less the NW 1/4 of the NE 1/4 and also

Less: Commencing at the SW Corner of the SE 1/4 of said Section 14; thence N 00°31'45" E, a distance of 931.68 feet, to the Point of Beginning; thence N 86°38'25" E, a distance of 933.25 feet; thence N 02°21'35" W, a distance of 397.28 feet; thence S 86°38'25" W, a distance of 638.66 feet; thence S 02°21'35" E, a distance of 373.28 feet; thence S 86°38'25" W, a distance of 292.96 feet; thence S 00°31'45" W, a distance of 24.05 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST

SECTION 23

All of Section 23, Township 14 South, Range 22 East,

Less: Beginning at the SW corner of said Section 23, thence N 00°00'48" W, along the West line of said Section 23, a distance of 661.34 feet; thence N 89°57'10" E, a distance of 2,314.73 feet; thence S 00°00'26" W, a distance of 661.79 feet, to the South line of said Section 23; thence S 89°57'50" W, along said South line, a distance of 2,314.66 feet, to the Point of Beginning.

TOWNSHIP 14 SOUTH, RANGE 22 EAST

SECTION 26

That part of Section 26, Township 14 South, Range 22 East, lying East of the CSX Railroad (formerly known as Seaboard Coast Railroad),

Less and Except: Commencing at the NE corner of the NW 1/4 of said Section 26; thence S 00°06'47" W, along the East line of said NW 1/4, a distance of 1,364.87 feet; thence S 89°56'52" W, a distance of 631.93 feet, to the Point of Beginning; thence S 00°06'47" W, a distance of 1,072.31 feet; thence S 89°56'52" W, a distance of 840.80 feet, to the Easterly right-of-way line of NE 40th Avenue Road; thence N 00°00'00" E, along said Easterly right-of-way line, a distance of 429.33 feet, to the point of curvature of a curve concave to the East, having a radius of 1,450.00 feet and a central angle of 26°19'45"; thence Northeasterly, along said right-of-way line and curve, a distance of 666.32 feet; thence N 89°56'52" E, 692.50 feet, to the Point of Beginning.

(Continued to Sheet No. 3.3)

TAL:51946:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 3.2)

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 27

That part of the East 1/2 of Section 27, Township 14 South, Range 22 East, lying East of the CSX Railroad (formerly known as Seaboard Coast Railroad).

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 22

The SE 1/4 of the SE 1/4 of Section 22, Township 14 South, Range 22 East, lying East of the CSX Railroad (formerly known as Seaboard Coast Railroad), less the North 495 feet (7-1/2 chains); and the West 1/2 of said SE 1/4 of Section 22, lying East of said Railroad; and the South 858 feet (13 chains) of the SW 1/4 of the NE 1/4 of said Section 22, lying East of said Railroad, less the North 198 feet (3 chains) of the South 858 feet (13 chains) of the East 1/2 of the SW 1/4 of the NE 1/4.

TOWNSHIP 14 SOUTH, RANGE 22 EAST  
SECTION 36

The NE 1/4 of Section 36, Township 14 South, Range 22 East; and the North 3/4 of the East 1/2 of the SE 1/4; and the East 396 feet (6 chains) of the SW 1/4 of the SE 1/4 of the SE 1/4;

Less and Except: the East 14 feet of the South 210 feet; and the East 60 feet of the West 264 feet of the North 105 feet of the SW 1/4 of the SE 1/4 of the SE 1/4; all in Section 36, Township 14 South, Range 22 East.

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

COMMUNITIES SERVED LISTING

<u>County</u> <u>Name</u>	<u>Development</u> <u>Name</u>	<u>Rate</u> <u>Schedule(s)</u> <u>Available</u>	<u>Sheet No.</u>
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HELD FOR FUTURE USE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER 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 wastewater consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide wastewater 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 wastewater 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 Ocala Springs Utilities Inc.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of that wastewater 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 disposing of wastewater located on 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 wastewater service from individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for wastewater service which is applied to the Customer's water 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.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all wastewater service required by the Customer, the readiness and ability on the part of the Company to furnish wastewater service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 5.0)

- 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.

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

INDEX OF RULES AND REGULATIONS

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Access to Premises .....	9.0	12.0
Adjustment of Bills.....	10.0	20.0
Application.....	7.0	3.0
Applications by Agents .....	7.0	4.0
Change of Customer's Installation .....	8.0	10.0
Continuity of Service .....	8.0	8.0
Customer Billing .....	9.0	15.0
Delinquent Bills.....	10.0	17.0
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(Continued to Sheet No. 6.1)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 6.0)

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Right-of-way or Easements.....	9.0	14.0
Termination of Service .....	10.0	18.0
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NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER 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 wastewater service.
- The Company shall provide wastewater 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 wastewater 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 wastewater 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 wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued on Sheet No. 8.0)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 7.0)

8.0 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 wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater 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.

9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and shall be collected directly into the Company's main wastewater lines.

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 wastewater service to the adjacent property even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater 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 wastewater 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.)

10.0 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 change resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater 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 wastewater 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, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued on Sheet No. 9.0)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 8.0)

- 12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, 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.
- 13.0 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.
- 14.0 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 wastewater service.
- 15.0 CUSTOMER BILLING - Bills for wastewater 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 utility 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 utility 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.

- 16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company. For purposes of this tariff, wastewater service includes reuse service when available.

(Continued on Sheet No. 10.0)

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

(Continued from Sheet No. 9.0)

- 17.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, wastewater 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.
- 18.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where wastewater 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.
- 19.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule or, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be, pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 21.0 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.
- 22.0 EVIDENCE OF CONSUMPTION - The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

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NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater 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	
5/8 X 3/4"	\$ 14.63
3/4"	21.95
1"	36.58
1 1/2"	73.15
2"	117.04
3"	234.08
4"	365.75
6"	731.50
8"	1,170.40
Charge per 1,000 Gallons	\$ 4.16

- MINIMUM CHARGE - Base Facility Charge
- 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 wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater 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

5/8 X 3/4"	\$ 14.63
3/4"	21.95
1"	36.58
1 1/2"	73.15
2"	117.04
3"	234.08
4"	365.75
6"	731.50
8"	1,170.40

Charge per 1,000 Gallons \$ 4.16 maximum of 8,000 gallons

MINIMUM CHARGE - Base Facility Charge

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 wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

TAL:51946:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

WASTEWATER TARIFF

GENERAL SERVICE REUSE

RATE SCHEDULE GSR

AVAILABILITY - Available to General Service customers within those areas of the utility's certificated service territory which are connected to the utility's reuse system.

APPLICABILITY - For irrigation purposes, 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

5/8 X 3/4"	\$ 5.63
3/4"	8.45
1"	14.08
1 1/2"	28.15
2"	45.04
3"	90.08
4"	140.75
6"	281.50
8"	450.40

Gallage Charge  
Per 1,000 gallons \$ 0.90

MINIMUM CHARGE - Base Facility Charge

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 wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate



WASTEWATER TARIFF

RESIDENTIAL SERVICE REUSE

RATE SCHEDULE RSR

AVAILABILITY - Available to Residential Service customers within those areas of the utility's certificated service territory which are connected to the utility's reuse system.

APPLICABILITY - For irrigation purposes, single family dwellings.

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

5/8 X 3/4"	\$ 5.63
3/4"	8.45
1"	14.08
1 1/2"	28.15
2"	45.04
3"	90.08
4"	140.75
6"	281.50
8"	450.40

Gallage Charge  
Per 1,000 gallons \$ 0.90

MINIMUM CHARGE - Base Facility Charge

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 wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WASTEWATER TARIFF

BULK SERVICE REUSE

RATE SCHEDULE BSR

<u>AVAILABILITY</u> -	Available to customers within those areas of the utility's certificated service territory which are connected to the utility's reuse system.
<u>APPLICABILITY</u> -	For irrigation purposes, to golf courses and other bulk irrigation users.
<u>LIMITATIONS</u> -	Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
<u>BILLING PERIOD</u> -	Monthly
<u>RATE</u> -	Gallage Charge Per 1,000 gallons <span style="float: right;"><u>\$ 0.23</u></span>
<u>MINIMUM CHARGE</u> -	N/A
<u>TERMS OF PAYMENT</u> -	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 wastewater service, service may then be discontinued.
<u>EFFECTIVE DATE</u> -	
<u>TYPE OF FILING</u> -	Original Certificate

WASTEWATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater 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:

WASTEWATER		
	<u>Residential</u>	<u>General Service</u>
All meter sizes	\$70	\$70
REUSE		
	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"	\$20	\$20
3/4"	\$20	\$20
1 "	\$35	\$35
Over 1"	1.5 times the estimated monthly bill	

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 Rule 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customer's account during the month of December 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 Rule 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

WASTEWATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms state herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require 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), Florida Administrative Code, 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 FEE - A \$5.00 late fee charge will be levied when a customer's account is not paid in full by the due date.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>15.00</u>
Normal Reconnection Fee	\$ <u>15.00</u>
Violation Reconnection Fee	\$ <u>Actual Cost (1)</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>10.00</u>
Late Payment Charge	\$ <u>5.00</u>

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

EFFECTIVE DATE

TYPE OF FILING - Original Certificate

TAL:51946:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>DESCRIPTION</u>	<u>REFER TO SERVICE AVAILABILITY POLICY</u>	
	<u>AMOUNT</u>	<u>SHEET NO./RULE NO.</u>
<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 .....	\$ <sup>1</sup>	
<u>Guaranteed Revenue Charge - Wastewater</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (175)GPD.....	\$ 14.72	24.0
All others-per gallon/month.....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (175)GPD.....	\$ 14.72	24.0
All others-per gallon/month.....	\$	
<u>Guaranteed Revenue Charge - Reuse</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (265)GPD.....	\$ 5.68	24.0
All others-per gallon/month.....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (265)GPD.....	\$ 5.68	24.0
All others-per gallon/month.....	\$	
<u>Inspection Fee</u> .....	\$ Actual cost <sup>1</sup>	32.0/16.0
<u>Wastewater Main Extension Charge</u>		
Residential-per ERC ( __ GPD).....	\$	25.0/7.1
All others-per gallon.....	\$	
or		
Residential-per lot (70 foot frontage) .....	\$ 1,770	
All others-per front foot .....	\$ 25.29 (\$1,770 minimum)	
<u>Plan Review Charge</u> .....	\$ Actual Cost <sup>1</sup>	
<u>Wastewater Plant Capacity Charge</u>		
Residential-per ERC ( __ GPD).....	\$	1
All others-per gallon .....	\$	
<u>Wastewater System Capacity Charge</u>		
Residential-per ERC (175 GPD).....	\$ 1,200	25.0/7.1
All others-per gallon.....	\$ 6.86	
<u>Reuse Capacity Charge</u>		
Residential-per ERC (265 GPD).....	\$ 1,500	25.0/7.1
All others-per gallon.....	\$ 5.66	

(Continued on Sheet 16.1)

TAL:51946:3

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

WASTEWATER TARIFF

(Continued for Sheet No. 16.1)

SERVICE AVAILABILITY FEES AND CHARGES

<u>Reuse Main Extension Charge</u> .....	\$ 1,300	25.0/7.1
<u>Reuse Meter Fee</u> .....	\$ 180	28.0/11.0

<sup>1</sup>Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

INDEX OF STANDARD FORMS

Sheet No.

APPLICATION FOR WASTEWATER SERVICE ..... 19.0

COPY OF CUSTOMER'S BILL..... 20.0

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT ..... 18.0

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

Not Applicable



NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

APPLICATION FOR WASTEWATER SERVICE

Sample Application Form

Name \_\_\_\_\_

Telephone Number

Billing Address

\_\_\_\_\_

State

Zip

Service Address

\_\_\_\_\_

State

Zip

Date service should begin

Service requested: Water \_\_\_\_\_ Wastewater \_\_\_\_\_ Reuse \_\_\_\_\_ All \_\_\_\_\_

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 utility service; the Company reserves the right to discontinue or withhold utility service to such apparatus or device.
2. The Company may refuse or discontinue wastewater 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 wastewater 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 utility 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, wastewater, and/or reuse service is supplied by the Company, the Company may require (oral, written) notice within \_\_\_ days prior to the date the Customer desires to terminate service.

Signature

Date

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY: OCALA SPRINGS UTILITIES INC.

WASTEWATER TARIFF

COPY OF CUSTOMER'S BILL

FROM				
REMIT				
TO				
<small>Wastewater rates are due and payable when rendered and become delinquent if not paid within twenty days of the date of this bill.</small>				

Dennis Getman  
ISSUING OFFICER  
President  
TITLE

WASTEWATER TARIFF

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WASTEWATER TARIFF

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## WASTEWATER TARIFF

## SERVICE AVAILABILITY POLICY

1.0 PURPOSE

The Utility hereby establishes this service availability policy ("Policy") for the purpose of creating a uniform method of determining the contribution in aid of construction (hereinafter "CIAC") to be borne by property owners, builders, or developers (hereinafter sometimes referred to as Contributor) within the certificated area of the Utility.

1.1 General Policy

The Utility adopts and incorporates herein by reference Chapter 25-30, Part VI, Florida Administrative Code ("F.A.C.") concerning Service Availability for Water and Sewer Systems of the Florida Public Service Commission. Utility will make available service and extensions of service under said Rules, subject to matters of economic feasibility as defined in Rule No. 25-30.515, F.A.C. The word "person" as used in Rule 25-30.515 (4), F.A.C. shall mean and include "political subdivision".

2.0 AVAILABILITY

The provisions of this Policy are available to property owners, builders and developers throughout the certificated area subject only to matters of economic feasibility.

2.1 Service Outside Certificated Area

Owners, builders or developers being potential consumers whose property lies outside the Utility's certificated area may apply to the Utility for the extension of water distribution, reuse and/or sewage collection mains to said property.

Providing service outside the Utility's territory involves formal notice and formal proceedings before the Florida Public Service Commission and therefore entails engineering, administrative and legal expenses in addition to costs incurred by the Utility in providing service within its territory. Therefore, the Utility will not be obligated to provide its services outside the territory unless the contributor agrees, in advance, to defray those additional expenses and pay to the Utility the estimated cost thereof. The advance payment will be adjusted to conform with the actual expenses after the proceedings have been concluded. The Utility will further make such extensions outside the territory only if the extensions and treatment plant reservation or expansion to serve such extensions are economically feasible as defined by Rule 25-30.515(7), F.A.C.

The Utility will not extend its facilities in situations where the extension will result in the service to existing customers to suffer either as a result of reduction of capacity to provide its service to customers, or diminishment of economic capability of the Utility to meet its financial commitments. [Section 367.121(1)(d), Florida Statutes.]

## WASTEWATER TARIFF

3.0 DEFINITIONS

Terms not specifically defined herein or elsewhere in the service availability rules are considered to have their commonly understood meaning. Otherwise, for the purpose of this Policy, the definitions in Rule 25-30.515, F.A.C. shall apply.

4.0 OBLIGATIONS OF UTILITY

Utility shall maintain copies of this Policy available for the inspection by any property owner, developer, builder or prospective consumer desiring information regarding all elements of the cost of connecting to the water, reuse and/or sewer facilities of the Utility, and such copies shall be maintained at its general office.

For the purposes of this policy, the term "reuse service" shall be defined as non-potable water service provided through a distribution system separate from that of the potable water system, for purposes of irrigation, and the source of which is reclaimed water in part or in whole.

Utility shall maintain "as-built" information on its water, reuse and/or sewer facilities in its office or in the office of its designated representatives for the purpose of providing reasonable information concerning the location of its water, reuse and/or sewer facilities.

Utility shall install all meters upon the request of prospective consumers providing that the total contributions-in-aid-of-construction as set forth below have been paid in accordance with the provisions of this Policy or the Utility's Tariff.

5.0 OBLIGATIONS OF DEVELOPER

All contributors and developers shall furnish to the Utility accurate information with regard to matters of engineering, construction of buildings and dwellings and proposed densities. Developers who increase their density factors and/or consumption requirements during the course of construction of the project are liable for an adjustment in their share for off-site facilities and/or an increase in total contributions-in-aid-of construction applicable to developer's project. Developer is responsible for errors or changes in engineering information furnished to Utility when such error or change results in increased cost to Utility for any construction which Utility may undertake in connection with installing water distribution, reuse distribution or sewage collection facilities or which would necessitate a new design or re-design of water distribution, reuse distribution or sewage collection plans.

5.1 Developer's Agreements

The Utility may require that provisions for extensions of service and service availability be made pursuant to a written "developer's agreement" which shall set forth such reasonable provisions governing developer and Utility responsibility pertaining but not limited to the installation of service facilities, the interconnection of plumber's lines with the facilities of Utility, the manner and method of payment of CIAC, matters of exclusive service rights by Utility, standards of construction or specifications, time commitments to "take and use water, reuse and sewer services," engineering errors and omissions, rules,

## WASTEWATER TARIFF

regulations and procedures of Utility, prohibitions against improper use of Utility's facilities and other matters normally associated with and contained in developer agreements. Such agreement will be consistent with the provisions of this Policy and in conformity with the rules promulgated and revised from time to time by the Commission.

The Utility may require that the Contributor, in addition to the contributions set forth herein, bear the cost of preparation of developer agreement by independent counsel or persons qualified to draft and prepare such agreements. Said charges shall not exceed that amount normally to be contemplated for such service. (25-30.540, F.A.C. )

**6.0 GUARANTEED REVENUE CHARGE**

The Developer will be required to pay the monthly guaranteed revenue charge, as set out in the Utility's tariff, for each undeveloped lot. The requirement for said charge commences at the time that the service is made available by the Utility to the Developer's lines and continues until either all lots have active customers or eight years, whichever occurs first, unless otherwise agreed to by the Developer and the Utility.

**7.0 REQUIREMENTS FOR PAYMENT OF CIAC**

The Utility requires the payment of CIAC either by cash payments or through transfer of water distribution, reuse distribution and sewage collection facilities and appurtenances thereto which have been installed by Contributor or through a combination of both cash payments and a transfer of such facilities to the Utility.

For the purpose of this Policy, the term CIAC shall include the on-site water distribution, reuse distribution and sewage collection system contributed in cash or in kind, payments to defray, in part or in total, the cost of the off-site lines and related facilities and payments to defray the cost of the treatment facilities and off-site lines and related facilities.

**8.0 CIAC - TREATMENT FACILITIES & MAIN EXTENSIONS**

Utility requires that all Contributors pay contributions based in part on a pro rata share of the cost of treatment plant facilities and main extensions whether or not the facilities have been constructed or may be constructed to continue to render service. Such payments are herein defined as CIAC and shall be made by all Contributors upon approval of the governmental agency having jurisdiction of this Policy, where water, reuse or sewer service is available or agreed to be made available, in the territory.

Utility further declares that these contributions shall be uniform among all Contributors notwithstanding provisions of prior developer agreements or the practices and procedures pertaining to such charges as established prior to the adoption of Chapter 25-30, F.A.C.

It is the further purpose of this section "to resolve inequities and discriminatory practices regarding contribution by placing all owners, builders and developers on a parity with regard to such charges."

WASTEWATER TARIFF

8.1 Schedule of CIAC for Treatment Facilities and Main Extensions Charges

The following is the schedule of CIAC for treatment facilities and main extensions to be paid prior to the commencement of water, reuse and/or sewer service as a prerequisite for such service:

<u>Water (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
System Capacity Charge	<u>\$400.00</u>	<u>\$2.29</u>
Main Extension Charge	<u>\$995.00</u>	_____
<u>Wastewater (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
System Capacity Charge	<u>\$1200.00</u>	<u>\$6.86</u>
Main Extension Charge	<u>\$1770.00</u>	
<u>Reuse (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
Reuse Capacity Charge	<u>\$1500.00</u>	<u>\$5.66</u>
Reuse Main Extension Charge	<u>\$1300.00</u>	

(1) Charges to Contributors pursuant to this Policy are calculated on a cost based upon the estimated demand of the contributor's proposed installation upon the transmission, collection and treatment facilities of the Utility. It is computed by multiplying the above rates by the daily rates (gallons of demand) in use or as calculated by the Utility provided, however, that no user of water and/or sewer service shall pay less than the amount due for one E.R.C.

Capacity charges are based upon an average daily demand of 175 gallons for water and 175 gallons for sewage disposal for a single family residence. ("ERC"), excluding irrigation. Reuse capacity charges are based upon an average daily demand of 265 gallons per ERC for reuse for irrigation.

8.2 Treatment Plant - Water, Reuse and Sewer Demand Characteristics

Upon request, the Utility will furnish to Contributor or will calculate daily rates of gallons of demand for various occupancies which will be used in computing the total contributions. In the instance of common facilities of multiple dwelling units such as irrigation, laundering, recreation facilities, commercial and commercial/residential facilities, determination of connection and main extension charges will be based upon the use characteristic defined by engineering data supplied by the prospective contributor, as accepted by the Utility. (25-30.515(8), F.A.C.)



## WASTEWATER TARIFF

**8.3 CIAC Based on Actual and Experienced Demand**

If the experience of the Utility has demonstrated that the demand characteristics of customers of the community exceed those daily rates of gallons of demand set forth in Appendix "A," Utility shall require that Contributor pay those contributions and make the necessary commitments based on the actual and experienced demand and not the average demand. Thus, when Utility shall demonstrate to the developer that its records and experience show, for example, that a single family residence of the type which Contributor proposes to build in the specific community places demand during certain times of the year equal to 600 gallons of water per day, then the charges per gallons demand set forth in Paragraph 7.1 of this Policy shall be multiplied by 600 gallons. In no event shall the Utility be required to build or accept plans, specifications, CIAC or agreements predicated upon demand for water service less than 175 gallons per day single family residential equivalent, exclusive of irrigation use, sewer service of less than 175 gallons per day single family residential equivalent and reuse service of less than 265 gallons per day single family residential equivalent.

**9.0 CIAC - "OFF-SITE" FACILITIES**

The main extension charges specified in Section 7.1 include the pro rata share of the transmission and distribution mains and services and collection mains and service laterals designed to serve the core area ERCs. Any development within this core area shall be subject to the charges set out in Section 7.1., except when the location, size or proposed density of developer's property within or outside the core area may make service to such property dependent upon the modification or extension of "off-site" water distribution, reuse and/or sewage collection facilities.

For the purpose of this Policy, the term "core area" shall be defined as that portion of the service for which facilities were designed and provided for in the Utility's initial master plan.

For the purpose of this Policy, the term "off-site" shall be defined as those main water transmission lines, reuse transmission lines, sewage collection lines, sewage force mains and/or pumping stations necessary to be modified or extended to connect developer's property inside or outside the core area with facilities of Utility adequate in size to transmit to developer's property an adequate quantity of water/reuse adequate pressure and/or transmit sewage collected on developer's property to the treatment plant or disposal site of Utility.

Since each developer draws from the capacity of such modified or extended lines based on engineering design, Utility will require that developer pay his property's share of the cost of the "off-site" main water and reuse transmission and sewage collection facilities through which service is rendered to developer's property. This pro-rata share is referred to as developer's " share of off-site facilities."

Whenever use of such off-site facilities is necessary to render adequate service, Contributor must pay in advance the total cost of the share of all off-site facilities necessary to provide service to the property to be served.

## WASTEWATER TARIFF

It is the policy of the Utility to apportion the cost of "off-site" facilities as hereinafter defined pro rata against the properties receiving service from and through such facilities.

It is further declared and established that the determination of the share will be computed either on a per lot basis, per foot basis or using the average daily flows in gallons then in use or as calculated by the Utility. Provided, however, that the Utility may adjust the estimated average daily flows based upon reasonable engineering judgment that includes consideration of (a) the quantum area to be developed; (b) the development trends in the surrounding territory; (c) the consumer density and, (d) the estimated use of service by the proposed development. The charge for the share of off-site facilities is applicable whether or not the facilities have been previously constructed or are necessary to be constructed to serve Contributor.

It is the intent of this section to apportion the cost of water and reuse main transmission lines, and sewage collection lines and pumping stations on a fair share basis irrespective of whether such transmission lines, collection lines and pumping stations have been previously constructed or are proposed to be constructed.

#### 9.1 Construction of Oversized Facilities

Utility may require the installation of oversized off-site lines and facilities to provide service for other properties in accordance with the master plan of Utility. In this event, Contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve. Contributor may then be the subject of a refundable advance agreement, as hereinafter provided.

#### 10.0 CIAC - ON-SITE FACILITIES

Where on-site facilities are not in place or have not been constructed by the Utility, each developer and Contributor shall be responsible for the design, installation, inspection and testing of the complete water distribution, reuse distribution and sewage collection system located in the street or streets adjoining or within the boundaries of developer's property. The provisions of this Rule may be waived by Utility at its sole option in situations involving single or individual connections to readily accessible Utility mains or equipment.

An "on-site" water distribution system or reuse distribution system is defined to include all component parts of a water distribution system, including valves, fittings, laterals, hydrants and all appurtenances as shown upon the approved design of such water distribution system. An "on-site" sewer collection system is defined to include all collection lines, manholes, force mains, lift or pumping stations, including the site for same, and all other appurtenances as shown upon the approved design for the installation of such sewage collection system.

Contributor shall pay all expenses of any nature related to the on-site project, such as, but not limited to, fees for permits and costs incurred in connection with inspection, installation, analysis, testing, insurance, legal work, administration or engineering.

## WASTEWATER TARIFF

10.1 Design and Construction of "On-Site" Facilities

Contributor shall design and/or construct the on-site facilities provided, however, such design, installation and construction shall be subject to the prior approval of the Utility. In the alternative, Utility may design and install on-site facilities and require contributors to pay the actual cost of design and construction, including all necessary fees.

10.2 Transfer of "On-Site" Facilities

Contributor shall also be responsible for financing of the on-site facilities in such a manner as to permit transfer of ownership and control of the facilities to Utility free and clear of any impediment to the continuous, unfettered enjoyment by Utility. All transfers of on-site facilities shall be in a form reasonably satisfactory to Utility's attorney and shall be accompanied by satisfactory evidence of ownership free and clear of any liens and encumbrances.

10.3 Construction of Oversized Facilities

Utility may install or may require the installation of oversized lines or facilities on Contributor's property to provide service to other properties in accordance with the master plan of Utility. In this event, Contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve. Contributor may then be the subject of a refundable advance agreement as hereinafter provided.

Utility may decide to design and install the water distribution, reuse distribution and sewage collection system if Contributor's property for which service has been requested is of limited size. In such event, Utility reserves the right to compute the estimated cost of such extension and to require Contributor to pay such cost of construction in lieu of Contributor's installation of the water and reuse distribution and/or sewage collection system.

11.0 CIAC - CUSTOMER CONNECTION (TAP-IN) CHARGE

The amount of contribution to reflect the cost of tapping into the main will not exceed the actual cost of tapping into the main line and extending a service pipe from the main to the customer's installation. This contribution will not be imposed jointly with charges set out in Section 7.1 or CIAC - "Off-Site" Facilities as discussed in Rule 8.0 of this Policy.

12.0 CIAC - METER INSTALLATION FEE

Utility will always furnish and supply all water and reuse meters used in its system in the interest of standardization and uniformity.

Utility shall install customer's water meter and reuse meter. Utility shall charge each person requesting water service a contribution to offset the Utility's cost of the meter, appurtenances and cost of installation if applicable for the size meter required by the use characteristics of the property and the customer to be served as determined by the Utility.

WASTEWATER TARIFF

This contribution shall be paid by consumers for the meter and meter installation and shall be charged only one time for the meter and its installation at any one location provided, however, that requests to exchange existing meters for meters of a larger size will result in a charge to the prospective consumer of the difference between the existing smaller size meter and the requested larger size meter.

The contribution for a water meter or reuse meter and installation are:

<u>METER SIZE</u>	<u>METER INSTALLATION FEE</u>
5/8" x 3/4"	\$180.00
1"	Actual cost
1 1/2"	Actual cost
2"	Actual cost
Over 2"	Actual Cost

Contributions for 1-inch and larger meters will be based upon the estimated actual cost of the meter or meters plus the cost of installation. When actual costs differ from estimates, the difference will be refunded by the Utility if the total cost was less than the estimate or paid by Contributor prior to initiation of water or reuse service if the actual cost exceeds the estimated cost. Contributor will be furnished a copy of the invoice at the time of installation or as soon thereafter as possible, upon request.

13.0 WATER SERVICE ONLY - SEWER SERVICE ONLY – REUSE SERVICE ONLY

In any instance where water, reuse or sewer service only is furnished without the companion service, the connection charge shall be computed for that service only.

14.0 ON-SITE SYSTEM DESIGN & CONSTRUCTION

14.1 Design by Independent Engineers

Utility shall recognize the design of water, reuse and sewer facilities prepared by a registered professional engineer regularly engaged in the field of sanitary engineer covering the design of developer's on-site water and reuse distribution and/or sewage collection system. Provided, however, that each design shall be fully subject to the approval of Utility's engineer and shall conform in all respects to the criteria of Utility governing the installation of Utility facilities ultimately to be accepted by Utility for ownership, operation and maintenance. Utility reserves the right to charge a fee commensurate with the actual cost to Utility of reviewing such engineering plans and furnishing to developer's engineer, various information regarding location and criteria. All designs of water distribution, reuse distribution and sewage collection facilities are at all times subject to the approval of other agencies having jurisdiction over such design. Provided, however, that Utility will establish specifications based upon good engineering and utility construction practices, and shall provide such specifications to the developers or their representative. Any such specifications shall be incorporated into the design and construction of the on-site collection and/or distribution systems. In the event that such specifications are not incorporated into the on-site system design and construction, Utility reserves the right to order suspension of further design or construction pending correction of the deficiencies.

## WASTEWATER TARIFF

14.2 Design by Utility's Engineer

Utility maintains a relationship with its consulting engineer to provide utility design services to developers for the purpose of facilitating the design of developer's on-site water distribution, reuse distribution and/or sewage collection system. Designs prepared by Utility's consulting engineer are acceptable to Utility, but are at all times subject to the approval of other governmental agencies having jurisdiction over the subject matter of such design. The cost of plans prepared by Utility's consulting engineer shall be borne by developer. However, in such cases, developer will not be required to pay the charge for review of such plans as provided for in the foregoing paragraph.

14.3 Construction of Distribution and Collection Systems

The on-site distribution and collection systems may be constructed by the developer or a sub-contractor employed by the developer at the option of Utility. Provided, however, that in the event the developer decides to construct and install or have constructed and installed the distribution and/or collection systems, the developer shall, not less than thirty (30) days prior to commencing construction, furnish the Utility with a complete copy of the plans and specifications of the proposed on-site collection and distribution system. Utility shall have twenty (20) days in which to determine the acceptability of the design, plans and specifications furnished to it by the developer. If Utility objects to the design, plans and specifications or any part thereof, construction shall not commence pending the resolution of Utility's objection. (25-30.545, F.A.C.)

It is further provided that Utility may issue, revise or amend a list of construction contractors who are qualified to construct and install water, reuse and/or sewer systems and facilities to the level desired by Utility. Utility further reserves the right to reject any construction contractor who Utility believes or has reason to believe does not perform, construct or install facilities in accordance with good engineering practice and generally accepted construction practices as practiced by Utility.

15.0 TRANSFER OF CONTRIBUTED PROPERTY - BILLS OF SALE

Should events occur wherein Utility agrees to accept systems built by others, each Contributor (developer, builder, etc.) who has constructed portions of a water distribution, reuse distribution and/or sewage collection system shall convey such component parts of the water distribution, reuse distribution and/or sewage collection system to Utility by bill of sale, in form satisfactory to Utility's attorney, together with such evidence as may be required by Utility that the water, reuse and, or sewer systems proposed to be transferred to Utility are free of all liens and encumbrances.

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PROVIDED, HOWEVER, THAT AT ALL TIMES:

15.1 Customer's Installation

Any facilities in the category of consumer's installation as defined in Appendix A shall not be transferred to Utility and shall remain the property of individual customers, their successors or assigns.

15.2 Acceptance of Lines

Utility shall not be required to accept title to any component part of the water distribution, reuse distribution or sewage collection system until Utility's engineer has approved the construction of said lines, accepted the tests to determine that such construction is in accordance with the criteria established by Utility and thereafter evidenced its acceptance of such lines for Utility's ownership, operation and maintenance.

15.3 Cost Records and "As-Built" Plans

Contributor shall maintain accurate cost records establishing the construction costs of all Utility facilities constructed by Contributor. Such cost information shall be furnished to Utility concurrently with the bill of sale and such cost information shall be a prerequisite for the acceptance by Utility of the portion of the water distribution, reuse distribution and sewage collection system constructed by Contributor. Contributor shall also supply to Utility a complete copy of "as-built" plans signed by the engineer responsible for construction, and the supplying of such plans will be a prerequisite for the acceptance by Utility of the portion of the water distribution, reuse distribution or sewer collection system constructed. The cost records and as-built plans shall be delivered in a format that is acceptable to Utility.

15.4 Right to Refuse Connection and Service

Utility reserves the right to refuse connection and to deny the commencement of service to any consumer seeking to be connected to portions of the water distribution, reuse distribution and sewage collection system until such time as the provisions of this section have been fully met.

16.0 EASEMENTS & RIGHTS-OF-WAY

As a prerequisite to the construction of any water distribution, reuse distribution and/or sewage collection system proposed to be connected to the facilities of Utility, Contributors shall be responsible for obtaining all easements or rights-of-way necessary in connection with the installation of the proposed facilities and the master plan of Utility. All grants or conveyances shall be free and clear of all liens and encumbrances and in form proper for recording and satisfactory to Utility attorney. Such conveyances shall be made without cost to Utility. Utility reserves the right to require such easement or right-of-way to the point at which the meter is proposed to be installed or at the "point of delivery of service, being the point at which Utility's facilities join with the consumer's installation.

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17.0 INSPECTIONS

Utility shall have, at all times during the construction, the right to inspect the construction of the water, reuse and/or sewer facilities being built by Contributor, its agents or employees, as set forth in this Policy and receive payment of fees referred to therein. (25-30.545, F.A.C.)

Such inspection is designed to assure Utility that water, reuse and sewer lines and/or lift stations are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. Utility further reserves the right to be present at tests of component parts of water distribution, reuse distribution or sewage collection systems for the purpose of determining that the system, as constructed, conforms to Utility criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of the project engineer and/or the engineer or authorized inspector.

17.1 Inspection Fees

Any engineering plans or designs for, or construction of, facilities by Contributor (developer) which are to become a part of Utility's system will be subject to review and inspection by Utility. For this service, Utility may charge an inspection fee based upon the actual cost to Utility for inspection of facilities constructed by Contributors or independent contractors for connection with the facilities of Utility. Such inspection fee shall be paid by Contributor in addition to all other charges above stated as a condition precedent to service. A copy of the engineer's statement for plan review and inspections will be furnished to Contributor upon request. (25-30.515(11), F.A.C.)

17.2 Inspection of Plumber's Hook-Up

It shall be the responsibility of Contributor or its plumbing contractor to connect Contributor's plumbing installation with the water distribution, reuse distribution and sewage collection system and to make provisions for installation and inspection of a back flow prevention device as may be required. Utility reserves the right to inspect all such connections to be assured that the same are properly made in accordance with Utility's rules governing such connections.

Contributor shall notify Utility of any proposed interconnection with the facilities of Utility and connection may be made without the presence of Utility inspector. However, such connection shall remain open until inspection by Utility and until notice of the approval of such connection is furnished to the developer in accordance with the practices and procedures of Utility. Any connection covered without the benefit of inspection will result in subsequent inspection. If Utility fails to inspect the connection within 48 hours after written notice that the same is ready to inspect the connection shall be deemed approved by Utility. (25-30.545, F.A.C.)

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18.0 REFUNDABLE ADVANCES

Developer shall always be responsible for its " share" of the cost of off-site facilities. However, occasions may arise when, for sound engineering reasons relating to Utility's master plan, it is necessary to serve a Contributor with facilities greater in size than the facilities related to Contributor's pro rata share.

Therefore, Utility may require, in addition to the contributions set forth herein, a refundable advance by Contributor to temporarily defray the cost of any off-site extension of water, reuse and/or sewer mains, pumping stations, and other facilities necessary to connect the developer's property with the then proper point of interconnection with Utility's existing water, reuse and/or sewer facilities, in size needed to provide service to the subject property.

In the event that the Utility requires the developer to advance to Utility additional main extension charges based upon the anticipated load requirements of the undeveloped property in order that such facilities may be constructed to serve both the developer's property and the immediately surrounding area in accordance with Utility's master plan for service, charges paid by Contributor over and above Contributor's share of the off-site facilities shall be refunded to the developer in accordance with the terms and conditions of a refunding agreement which Utility will execute with Contributor. Notwithstanding the provisions of this section, Utility may limit the life of the refund agreement to a term of not more than eight (8) years, after which time a portion of the refund not made to Contributor by the terms and conditions of the refund agreement will be retained by Utility, and such refund agreement will be cancelled. In no event shall Contributor recover an amount greater than the difference between the capitalized cost of such improvements and the developer's own share of such improvement. Utility shall not include any interest upon the refund of the developer's advance. (25-30.515(16), F.A.C.)

19.0 ACTION BY GOVERNMENTAL AUTHORITY

Requirements by appropriate governmental authorities to limit or curtail Utility services, such as irrigation moratoriums, may restrict the use of Utility services in addition to the maximum water use demand set forth in Paragraphs 7.3 and 11.0 of this Policy. Contributors and customers obtain reservation for service or the service itself subject to notice of this limitation. The rules and charges set forth in this Policy are subject to adjustment by appropriate governmental agency having jurisdiction of this Policy, either by action of the governmental agency or by request of Utility. (25-30.565, F.A.C.)



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APPENDIX "A"

WATER & SEWER FLOW DESIGN FACTORS

<u>Estimated Daily Types of Building Usages</u>	<u>Flows of Water</u>
Apartments including irrigation .....	250 gpd (water)/200gpd (sewer) [1]
Apartments excluding irrigation.....	150 gpd (water)/150gpd (sewer)
Bars and Cocktail Lounges .....	10 gpcd [2]
Boarding Schools (Students and Staff) .....	75 gpcd
Bowling Alleys (toilet wastes only, per lane) .....	200 gpd
Country Clubs, per member .....	50 gpcd
Day Schools (Students and Staff) .....	20 gpcd
Drive-in Theaters (per car space) .....	5 gpd
Factories, with showers .....	30 gpcd
Factories, no showers .....	10 gpd/100 sq. ft.
Hospitals, with laundry .....	250 gpd/bed
Hospitals, no laundry .....	200 gpd/bed
Hotels and Motels .....	200 gpd/room & unit
Laundromat .....	225 gpd/washing machine
Mobile Home Parks (per mobile home).....	300 gpd (water)/240 gpd (sewer)
Movie Theaters, Auditoriums, Churches (per seat) .....	5 gpd
Nursing Homes .....	150 gpd/100 sq. ft.
Office Buildings .....	10 gpd/100 sq. ft.
Public Institutions (other than those listed herein) .....	75 gpcd
Recreational Vehicles .....	100 gpd
Restaurants (per seat) .....	50 gpcd
Single-Family Residential .....	350 gpd (water)/280 gpd (sewer)
Townhouse Residence .....	250 gpd (water)/200 gpd (sewer)
Stadiums, Frontons, Ball Parks, etc. (per seat) .....	3 gpcd
Stores, without kitchen wastes .....	5 gpd/100 sq. ft.
Speculative Buildings .....	30 gpd + 10 gpd/100 sq. ft.
Warehouses .....	30 gpd + 10 gpd/1000 sq. ft.

- [1] gpd – gallons per day
- [2] gpcd – gallons per capita per day

NOTE: Sewage gallonage refers to sanitary sewage flow on unit basis for average daily flow in gallons per day.

NOTE: Any other water/reuse/sewer usage not shown on the above list will be subject to gallonage determination by Contributor’s engineer using standard engineering practices and approved by Utility.