

Country Club Utilities



**R. Greg Harris**  
Owner/Operator

3035 Wynstone Drive  
Sebring, FL 33875  
Phone/Fax 863-385-6330  
Cell 863-381-8201  
harris3035@comcast.net

060352WS

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*Original Tariffs forwarded  
to ECR.*

DOCUMENT NUMBER-DATE

05328 JUN 20 8

FPSC-COMMISSION CLERK

**Information Package to Comply with Rule 25-30.037(3), Florida Administrative Code  
FOR TRANSFER OF MAJORITY ORGANIZATIONAL CONTROL  
(Pursuant to Section 367.071, Florida Statutes)**

**TO: Director, Division of the Commission Clerk & Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for the transfer of the majority organizational control of COUNTRY CLUB UTILITIES, INC utility operating under Water Certificate No. 540-W and/or Wastewater Certificate No. 468-S located in HIGHLANDS County, Florida, and submits the following information:

**PART I APPLICANT INFORMATION**

A) The full name (as it appears on the certificate), address and telephone number of the seller:

<u>COUNTRY CLUB OF SEBRING, INC</u>		
Name of utility		
<u>(863) 385-6330</u>	<u>(863) 385-6330</u>	
Phone No.	Fax No.	
<u>3035 WYNSTONE DRIVE</u>		
Office street address		
<u>SEBRING</u>	<u>FL</u>	<u>33875</u>
City	State	Zip Code
Mailing address if different from street address		
<u>harris3035@comcast.net</u>		
Internet address if applicable		

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

R. GREG HARRIS (863) 385-6330  
Name Phone No.  
3035 WYNSTONE DRIVE  
Street address  
SEBRING FL 33875  
City State Zip Code

C) The full name (as it <sup>will</sup> appear on the certificate), address and telephone number of the buyer:

COUNTRY CLUB UTILITIES, INC  
Name of utility  
(863) 385-6330 (863) 385-6330  
Phone No. Fax No.  
3035 WYNSTONE DRIVE  
Office street address  
SEBRING FL 33875  
City State Zip Code  
Mailing address if different from street address  
HARRIS3035@comcast.net  
Internet address if applicable

D) The name(s) and address(es) of all of the buyer's corporate officers, directors, partners and any other person(s) who will own an interest in the utility.

R GREG HARRIS PRES 3035 WYNSTONE DRIVE SEBRING FL 33875  
JANET B. HARRIS SEC " " " " " "

**PART II      FINANCIAL AND TECHNICAL INFORMATION**

- A) Exhibit A - A statement by the buyer indicating how the transfer is in the public interest, including a summary of the buyer's experience in water and/or wastewater utility operations, a showing of the buyer's financial ability to provide service and a statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.
  
- B) List the names and locations of other water and/or wastewater utilities owned by the buyer and PSC certificate numbers, if any.

N/A

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- C) Exhibit C - A copy of the purchase agreement.
  
- D) Exhibit B - A statement of how the buyer is financing the purchase.
  
- E) Exhibit C - A list of all entities, including affiliate which have provided or will provide funding to the buyer, and an explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility.
  
- F) Exhibit D - A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the DEP.

If the system is in need of repair or improvement, has any outstanding Notice of Violation(s) of any standard(s) set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a list of the improvements and repairs needed and the approximate cost to make them, a list of the action taken by the utility with regard to the violations, a copy of the Notice of Violation(s), a copy of the consent order and a list of the improvements and repairs consented to and the approximate cost.

**PART III      NOTICE OF ACTUAL APPLICATION**

- A) Exhibit E - An affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:
  - (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;

- (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
- (4) the regional planning council;
- (5) the Office of Public Counsel;
- (6) the Public Service Commission's Director of the Division of the Commission Clerk and Administrative Services;
- (7) the appropriate regional office of the Department of Environmental Protection; and
- (8) the appropriate water management district. Copies of the Notice and a list of entities noticed shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

- B) Exhibit E - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system being transferred. A copy of the Notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- C) Exhibit G - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

**PART IV FILING FEE**

Indicate the filing fee enclosed with the application:

\$   \* (for water)                      \$   \* (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility to be transferred has the capacity to serve up to 500 ERC's, the filing fee shall be **\$750.**

\* I EXPLAINED THAT 3,000.00 WOULD BE A HARDSHIP AND WAS TOLD THAT THERE MAY BE SOME WAY AROUND HAVING TO PAY THIS FEE. RAH

- (2) For applications in which the utility to be transferred has the capacity to serve from 501 to 2,000 ERC's the filing fee shall be **\$1,500**.
- (3) For applications in which the utility to be transferred has the capacity to serve from 2,001 ERC's to 4,000 ERC's the filing fee shall be **\$2,250**.
- (4) For applications in which the utility to be transferred has the capacity to serve more than 4,000 ERC's the filing fee shall be **\$3,000**.

#### **PART V OTHER**

- A) Exhibit H - Evidence that the utility owns the land where the utility treatment facilities are located. If the utility does not own the land, a copy of the agreement which provides for the long term, continuous use of the land such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.
- B) Exhibit I - The original and two copies of revised tariff sheet(s) reflecting the change in ownership. **Sample tariff sheets are attached.**
- C) Exhibit J - The utility's current certificate(s). If not available, an explanation of the steps taken to obtain the certificate(s).

PART VI AFFIDAVIT

I R. GREG HARRIS (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: R. Greg Harris  
Applicant's Signature

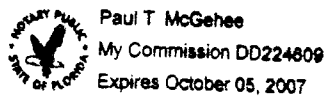
\_\_\_\_\_  
Applicant's Name (Typed)

\_\_\_\_\_  
Applicant's Title \*

Subscribed and sworn to before me this 5 day of the month of JUNE  
in the year of 2006 by R. GREG HARRIS who is  
personally known to me \_\_\_\_\_ or produced the following identification

\_\_\_\_\_  
Type of Identification Produced

[Signature]  
Notary Public's Signature



PAUL T MCGEHEE  
Print, Type or Stamp Commissioned  
Name of Notary Public

\* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

**Notice of Application**  
**for a Transfer of Majority Organizational Control**

**LEGAL NOTICE**

Notice is hereby given on June 2, 2006, pursuant to Section 367.071, Florida Statutes, of the application for a transfer of majority organizational control of Country Club Utilities, Inc. from Roland A. Harris to R. Greg Harris, providing service to the following territory in Highlands County, Florida.

The Country Club of Sebring,  
Township 09, range 35 and section 28

Any objection to the said application must be made in writing and filed with the Director, Division of the Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Country Club Utilities, Inc.  
3035 Wynstone Drive  
Sebring, FL 33875



## Exhibit A

This transfer (name change) is in the best interest of the public because the former company, *Country Club of Sebring, Inc. (CCS)*, no longer exists. We shut down *CCS* after selling the golf club to *Country Club of Sebring Golf Club*, to avoid confusing the two separate entities.

The management, operation and financial responsibility remain with R. Greg Harris as it has since 1985.

I, R. Greg Harris, have, and will continue to, fulfill the commitments, obligations and representations of this company with regard to utility matters.

## Exhibit B

On November 9, 2003, I entered into an agreement with Highlands Independent Bank (Exhibit C) to borrow \$175,000.00. This was initially my Fathers request, as half-owner of Country Club Utilities, Inc (CCU). The bank would not lend unless I had the majority ownership/control. It was at this time that I assumed majority interest.



EXHIBIT C

November 9, 2003

Greg Harris  
Country Club Utilities, Inc.  
3035 Wynstone Dr.  
Sebring, FL 33872

Dear Mr. Harris:

We at Highlands Independent Bank appreciate the opportunity to submit a loan commitment in order to refinance your commercial property. We are pleased to outline the terms and conditions of our Bank's loan commitment.

**Borrowers:** Country Club Utilities, Inc.                      **Maximum Amount:** \$175,000.00

**Purpose:** Refinance existing debt and the buyout of major stockholder.

**Term:** Monthly payments based on a 20 year amortization / 5 year balloon.

**Rate:** 7% fixed or Prime + 1%, floating

**Guarantors:** R. Greg Harris and all other owners having in excess of 10% ownership                      **Collateral:** 1<sup>st</sup> real estate mortgage on commercial property

**Fee:** ½ point = \$875.00

**Other Conditions:** Majority ownership of County Club Utilities, Inc. and control to be vested in R. Greg Harris.

We are pleased to provide you with this commitment, and we look forward to working with you to consummate this transaction. Please be advised that information contained in this letter is confidential and privileged and may not be divulged to third parties without the prior express consent of the Bank.

Avon Park Office  
400 U.S. Highway 27 North  
Avon Park, Florida 33825  
(863) 453-6400 • Fax 453-6142

Lake Placid Office  
207 U.S. Highway 27 South  
Lake Placid, Florida 33852  
(863) 465-2700 • Fax 465-5687

Main Office • Sebring  
2600 U.S. Highway 27 North  
Sebring, Florida 33870  
(863) 385-8700 • Fax 385-1071

South Sebring  
3540 U.S. Highway 27 South  
Sebring, Florida 33870  
(863) 386-1900 • Fax 386-1925


Downtown Sebring  
205 West Center Avenue  
Sebring, Florida 33870  
(863) 385-7737 • Fax 385-9990

While this proposal is a commitment to lend, it is not meant to be nor shall it be construed as an attempt to delineate all of the terms and conditions involved in the proposed transaction. The terms and conditions of the commitment letter to be issued shall be controlling in the event of any inconsistency between the terms of such document and this letter.

Time being of the essence, this commitment shall become null and void if the signed, accepted commitment is not received by December 21, 2003 and the loan is not closed by January 2, 2004.

Thank you for this financing opportunity. If you have any questions, please do not hesitate to call me at (863) 385-8700.

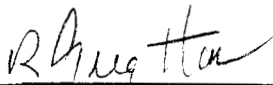
Sincerely,



John C. Shoop  
President

JCS:ss

Signed and accepted this 11 day of DECEMBER, 2003.

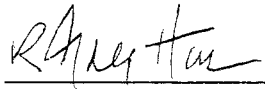
  
\_\_\_\_\_  
By:

Guarantors:

\_\_\_\_\_

## Exhibit D

I, R. Greg Harris, have been involved with this system for over 20 years and I am certain that the system is in satisfactory condition and in compliance with all applicable standards set by the DEP.

 signed  
R. Greg Harris

## Exhibit E

1. I, R. Greg Harris, do affirm that I have given notice of transfer of majority organizational control, by mail, to the following:

- (1) the governing body of the county in which the system is located;
- (2) the privately owned utilities that are located in the county in which the system serves;
- (3) the regional planning council
- (4) the Office of Public Counsel
- (5) the Public Service Commission's Director of the Division of the Commission Clerk;
- (6) the DEP
- (7) the SWFWMD and SFWMD;
- (8) each customer that is served by the system.

BY: R Greg Harris

DATE: June 2, 2006

R. Greg Harris  
President

EXHIBIT G

**THE NEWS-SUN**  
2227 U.S. 27 SOUTH  
Published three (3) times weekly  
SEBRING, HIGHLANDS COUNTY, FLORIDA

**STATE OF FLORIDA,  
COUNTY OF HIGHLANDS:**

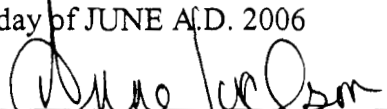
Before the undersigned authority personally appeared Dianna Martin, who on oath says that she is Business Manager of the News-Sun, a tri-weekly newspaper published at Sebring, in Highlands County, Florida; that the attached copy of advertisement, being a Proof of Publication in the matter of:

NOTICE OF APPLICATION FOR A TRANSFER OF  
MARJOIRTY ORGANIZATIONAL CONTROL  
JUNE 2, 2006

Was published in said newspaper in the issue(s) of  
JUNE 9, 2006

Affiant further says that the News-Sun is a newspaper published at Sebring, in Highlands County, Florida, and that the said newspaper has heretofore been continuously published in said County, Florida, Wednesday, Friday and/or Sunday and has been entered as a second class mail matter at the post office Sebring, in said county, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund of the purchase of securing this advertisement of publication in the said newspaper.

  
\_\_\_\_\_  
Dianna Martin, Business Manager

Sworn to and subscribed before me  
On this 12th day of JUNE A.D. 2006  
  
\_\_\_\_\_  
Notary Public, State of Florida

**Notice of Application  
for a Transfer of  
Majority Organizational Control  
LEGAL NOTICE**  
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Country Club Utilities, Inc.  
3035 Wynstone Drive  
Sebring, FL 33875  
June 9, 2006


 Anne Jackson  
My Commission DD304257  
Expires May 03, 2008

EXHIBIT H

AV0041856 0048512  
CHARLES L. BRYAN  
HIGHLANDS COUNTY TAX COLLECTOR

2005 REAL ESTATE 01403810000  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
0093528-01000310000		300,334	0	300,334	40

0041856 01 AV 0.278 \*\*AUTO TB 0 0896 33875-1 3

Country Club of Sebring Inc  
3035 WYNSTONE DR  
SEBRING FL 33875-4745

PRAIRIE OAKS UNREC SUB  
PARCEL 3.1 -SEWER PLANT-  
4.77 ACRES

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
001 COUNTY GENERAL	9.0000	2,703.01
002 SCHOOL		
GENERAL FUND	5.3750	1,614.30
CAPITAL IMPROVEMENT	2.0000	600.67
BASIC DISCRETIONARY	.5100	153.17
SUPPL DISCRETIONARY	.2500	75.08
011 SOUTHWEST FLORIDA WATER MGMT DISTRICT	.4220	126.74
PEACE RIVER BASIN	.1950	58.57
<b>TOTAL MILLAGE 17.7520</b>		<b>AD VALOREM TAXES \$5,331.54</b>

V# 932  
5283.17  
2-24-06

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
0095 WEST SEBRING FIRE VACANT LOT		5.00
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$5.00</b>

RETAIN THIS PORTION FOR YOUR RECORDS

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$5,336.54</b>	<b>PAY ONLY ONE AMOUNT</b>	See reverse side for important information.
---------------------------------------	-------------------	----------------------------	---

NOV 30 2005 5,123.08	DEC 31 2005 5,176.44	JAN 31 2006 5,229.81	FEB 28 2006 5,283.17	MAR 31 2006 5,336.54	April 1st Taxes are Delinquent
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IF PAID BY



EXHIBIT H

AV0041857 0048513  
CHARLES L. BRYAN  
HIGHLANDS COUNTY TAX COLLECTOR

2005 REAL ESTATE 01403800000  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
0093528-01000300000		781,132	0	781,132	40

R

0041857 01 AV 0.278 \*\*AUTO T8 0 0896 33875-1 3  
 COUNTRY CLUB UTILITIES INC  
 C/O GREG HARRIS  
 3035 WYNSTONE DR  
 SEBRING FL 33875-4745

PRAIRIE OAKS UNREC SUB  
 PARCEL 3-WATER PLANT  
 3.07 ACRES



AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
001 COUNTY GENERAL	9.0000	7,030.19
002 SCHOOL		
GENERAL FUND	5.3750	4,198.58
CAPITAL IMPROVEMENT	2.0000	1,562.26
BASIC DISCRETIONARY	.5100	398.38
SUPPL DISCRETIONARY	.2500	195.28
011 SOUTHWEST FLORIDA WATER MGMT		
DISTRICT	.4220	329.64
PEACE RIVER BASIN	.1950	152.32

V# 831  
 11-26-05  
 14601.68

TOTAL MILLAGE 17.7520 AD VALOREM TAXES \$13,866.65

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
095 WEST SEBRING FIRE - VACANT LOT		5.00

NON-AD VALOREM ASSESSMENTS \$5.00

COMBINED TAXES AND ASSESSMENTS \$13,871.65 PAY ONLY ONE AMOUNT See reverse side for important information.

IOV 30 2005	DEC 31 2005	JAN 31 2006	FEB 28 2006	MAR 31 2006	April 1st Taxes are Delinquent
13,316.78	13,455.50	13,594.22	13,732.93	13,871.65	

RETAIN THIS PORTION FOR YOUR RECORDS

IF PAID BY

WATER TARIFF

COUNTRY CLUB UTILITIES, INC  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

DOCUMENT NUMBER DATE

05328 JUN 20 8

FPSC-COMMISSION CLERK

WATER TARIFF

COUNTRY CLUB UTILITIES, INC

NAME OF COMPANY

3035 WYNSTONE DRIVE

SEBRING, FL 33815

(ADDRESS OF COMPANY)

863-385-6330 / 863-381-8201

(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

R. GREG HARRIS

ISSUING OFFICER

PRESIDENT

TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

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R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 540W

COUNTY - HIGHLANDS

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
25788	3/17/92	910792-WS	TRANSFER

(Continued to Sheet No. 3.1)

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

THE COUNTRY CLUB OF SEBING

ORDER # 25788

R. GREG HARRIS  
ISSUING OFFICER

PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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>
HIGHLANDS	COUNTRY CLUB OF SEBRING	YES, Following	16.0 & 17.0

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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 \_\_\_\_\_.
- 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)

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE



NAME OF COMPANY COUNTRY CLUB 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.

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

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(Continued to Sheet No. 6.1)

RGREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

(Continued from Sheet No. 6.0)

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R. GREG HARRIS  
ISSUING OFFICER

\_\_\_\_\_  
TITLE

NAME OF COMPANY Country Club 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)

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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)

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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)

R GREG HARRY  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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.
- 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.

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

	<u>Sheet Number</u>
Customer Deposits .....	14.0
General Service, GS .....	12.0
Meter Test Deposit .....	15.0
Miscellaneous Service Charges .....	16.0
Residential Service, RS .....	13.0
Service Availability Fees and Charges .....	17.0

R GREG HAWKUS  
ISSUING OFFICER  
PRESIDENT  
TITLE



NAME OF COMPANY The Country Club of Sebring Utilities

WATER 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 - 30 Days

RATE -

BASE FACILITY

5/8" x 3/4"	6.54
3/4"	9.82
1"	16.37
1-1/2"	32.72
2"	52.36
3"	104.72
4"	163.62
6"	327.25
8"	523.60

GALLONAGE CHARGE -  
(per 1,000 gallons) 0.66

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - July 1, 2006

TYPE OF FILING - 2005 & 2006 Pass Through Index

R. Greg Harris  
ISSUING OFFICER  
President

NAME OF COMPANY The Country Club of Sebring Utilities

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 - 30 Days

RATE -

BASE FACILITY

5/8" x 3/4"	6.54
3/4"	9.82
1"	16.37
1-1/2"	32.72
2"	52.36
3"	104.72
4"	163.62
6"	327.25
8"	523.60

GALLONAGE CHARGE --  
(per 1,000 gallons) 0.66

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - July 1, 2006

TYPE OF FILING - 2005 & 2006 Pass Through Index

R. Greg Harris  
ISSUING OFFICER  
President

NAME OF COMPANY COUNTRY CLUB 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"	<u>50.00</u>	<u>75.00</u>
1"	<u>75.00</u>	<u>125.00</u>
1 1/2"	<u>100.00</u>	<u>150.00</u>
Over 2"	<u>150.00</u>	<u>200.00</u>

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 JANUARY 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 -

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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 -

R Greg Harris  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

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.

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>

EFFECTIVE DATE -

TYPE OF FILING -

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC  
 WATER TARIFF

ORIGINAL SHEET NO. 17.0

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	<u>Amount</u>	<u>Refer to Service Availability Policy Sheet No./Rule No.</u>
<u>Back-Flow Preventor Installation Fee</u>		
5/8" x 3/4" .....	\$	
1" .....	\$	
1 1/2" .....	\$	
2" .....	\$	
Over 2" .....	\$ <sup>1</sup>	
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service .....	\$	
1" metered service .....	\$	7/15/00 481-50
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 ( __ GPD) .....	\$	
All others-per gallon/month .....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month ( __ GPD) .....	\$	
All others-per gallon/month .....	\$ <sup>1</sup>	
<u>Inspection Fee</u> .....	\$ <sup>1</sup>	
<u>Main Extension Charge</u>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot ( __ foot frontage) .....	\$	
All others-per front foot .....	\$	
<u>Meter Installation Fee</u>		
5/8" x 3/4" .....	\$	
1" .....	\$	200.00
1 1/2" .....	\$	
2" .....	\$	
Over 2" .....	\$ <sup>1</sup>	
<u>Plan Review Charge</u> .....	\$ <sup>1</sup>	
<u>Plant Capacity Charge</u>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	

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

EFFECTIVE DATE -

TYPE OF FILING -

R GREG HARRIS  
 ISSUING OFFICER  
PRESIDENT  
 TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

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APPLICATION FOR WATER SERVICE .....	20.0
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CUSTOMER'S GUARANTEE DEPOSIT RECEIPT .....	19.0

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

~~XXXXXXXXXXXXXXXXXXXX~~

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE



# COUNTRY CLUB UTILITIES, INC.

## UTILITY SERVICE DEPOSIT FORM

A deposit, in the amount of \$100.00, is required from customers for water and sewer service. This deposit is due prior to the service being transferred and/or connected. The deposit will be refunded upon payment of final bill or the final bill and associated fees will be deducted from the deposit and balance will be mailed to your new location.

DATE OF REQUEST \_\_\_\_\_

CUSTOMER \_\_\_\_\_

Name

Country Club Address

Telephone

DATE OF SERVICE CONNECT OR TRANSFER \_\_\_\_\_

DATE PAID \_\_\_\_\_ CHECK NO. \_\_\_\_\_

Please note, utility bills are due and payable upon receipt and may be paid by check, money order or cashiers check only. All payments received after the 25<sup>th</sup> of the month are considered late and will incur a late fee. Accounts that remain delinquent, and are not paid within ten (10) days of subsequent billing, may be disconnected. Should disconnect occur, a \$25.00 reconnect fee plus all past due amounts must be paid prior to reconnect. Returned checks will result in a \$25.00 fee and must be replaced within three (3) days.

\$ 30.00

\$ 30.00

3035 Wynstone Drive, Sebring, FL  
Phone and Facsimile 863-385-6330

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

APPLICATION FOR WATER SERVICE

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

ORIGINAL SHEET NO. 20.0

WATER TARIFF

**Sample Application Form**

Name \_\_\_\_\_

Telephone Number \_\_\_\_\_

Billing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Service Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Date service should begin \_\_\_\_\_

Service requested:

Water \_\_\_\_ Wastewater \_\_\_\_ Both \_\_\_\_

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff. In addition, the Customer has received from the Company a copy of the brochure "Your Water and Wastewater Service" produced by the Florida Public Service Commission.
4. Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require (oral, written) notice within \_\_\_\_ days prior to the date the Customer desires to terminate service.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

R GREG HARKU  
ISSUING OFFICER  
PRESIDENT  
TITLE

# Country Club Utilities, Inc.

## APPLICATION FOR WATER/SEWER TAP-ON

Customer: \_\_\_\_\_

Re: Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Street Address \_\_\_\_\_

I hereby make application to tap-on to The Country Club Utilities water and sewer system. I have enclosed a check for the tap-on fees in the amount indicated below:

Plant Capacity Charges	\$ 975.00
Total Consumption Meter	<u>\$ 200.00</u>
Total Amount Due	<b><u>\$1175.00</u></b>

I acknowledge that monthly payments of usage for water and sewer are due upon receipt. I acknowledge that if the monthly payment is not made by the 25<sup>th</sup> of the month that payment will be late and subject to late fee and/or disconnect.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Date

**Please make check payable to Country Club Utilities and remit to 3035 Wynstone Drive, Sebring, FL 33875. Once payment is received, please allow 10 days for installation.**

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

COPY OF CUSTOMER'S BILL

**COUNTRY CLUB UTILITIES, INC.**

3035 Wynstone Drive  
Sebring, FL 33875

		READ DATE	CODE
SRVC	NEW RDG	LAST RDG	USED
CHARGES			
ROUTE	METER#	NOW DUE	PAY EARLY SAVE THIS
ACCT	REMIT AFTER DUE DATE		

PLEASE BRING THIS ENTIRE BILL TO OFFICE  
OR MAIL THIS STUB WITH YOUR PAYMENT

SRVC ADDR		
ACCOUNT #		ROUTE
NOW DUE	DATE DUE	REMIT AFTER DUE DATE

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

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Schedule of Fees and Charges .....	Go to Sheet No. 17.0
Service Availability Policy .....	24.0

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY Country Club Utilities, Inc

WATER TARIFF

SERVICE AVAILABILITY POLICY

RGREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

WASTEWATER TARIFF

COUNTRY CLUB UTILITIES, INC  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

DOCUMENT NUMBER-DATE

05328 JUN 20 8

5000 COMMISSION OF ENV



WASTEWATER TARIFF

COUNTRY CLUB UTILITIES, INC

NAME OF COMPANY

3035 WYNSTONE DRIVE

SEBRING, FL 33875

(ADDRESS OF COMPANY)

863-385-6330 | 863-381-8201

(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

R GREG HARRIS  
ISSUING OFFICER

PRESIDENT

TITLE

NAME OF COMPANY Country Club UTILITIES, INC

WASTEWATER TARIFF

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    Rules and Regulations .....

    Service Availability Policy .....

    Standard Forms .....

Technical Terms and Abbreviations .....

Territory Authority .....

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY Country Club UTILITIES, INC

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY -

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
25188	3/17/92	910792-WS	TRANSFER

(Continued to Sheet No. 3.1)

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

THE COUNTRY CLUB OF SEBRING

ORDER # 25788

R GREG HARRIS  
ISSUING OFFICER

PRESIDENT

TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
HIGHLANDS	THE COUNTRY CLUBS OF SEBRING	YES, Following	17.0

REG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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 \_\_\_\_\_.
- 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)

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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.

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

INDEX OF RULES AND REGULATIONS

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(Continued to Sheet No. 6.1)

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE



NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

(Continued from Sheet No. 6.0)

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B GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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)

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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)

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY Country Club 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.

(Continued on Sheet No. 10.0)

R. Greg Harris  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB 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.

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

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R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY The Country Club of Sebring Utilities

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 - 30 Days

RATE -

BASE FACILITY CHARGE

5/8" x 3/4"	13.71
3/4"	20.56
1"	34.27
1-1/2"	68.53
2"	109.64
3"	219.28
4"	342.63
6"	685.25
8"	1096.40

GALLONAGE CHARGE -  
(per 1,000 gallons) 1.45

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - July 1, 2006

TYPE OF FILING - 2005 & 2006 Pass Through Index

R. Greg Harris  
ISSUING OFFICER  
President

NAME OF COMPANY The Country Club of Sebring Utilities

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for 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 - 30 Days

RATE -

	<u>BASE FACILITY CHARGE</u>
ALL METER SIZES	\$ 13.71
GALLONAGE CHARGE - (per 1,000 gallons)	1.20

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - July 1, 2006

TYPE OF FILING - 2005 & 2006 Pass Through Index

R. Greg Harris  
ISSUING OFFICER  
President



NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

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:

	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"	<u>50.00</u>	<u>75.00</u>
1"	<u>75.00</u>	<u>125.00</u>
1 1/2"	<u>100.00</u>	<u>150.00</u>
Over 2"	<u>150.00</u>	<u>200.00</u>

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 JANUARY 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 -

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY Country Club Utilities, Inc

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.

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>

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

EFFECTIVE DATE

TYPE OF FILING -

R Greg Harris  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC  
 WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>DESCRIPTION</u>	<u>REFER TO SERVICE AVAILABILITY POLICY 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 .....	\$	487.50
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 (__)GPD .....	\$	
All others-per gallon/month .....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (__)GPD .....	\$	
All others-per gallon/month .....	\$	
<u>Inspection Fee</u> .....	\$ <sup>1</sup>	
<u>Main Extension Charge</u>		
Residential-per ERC (__)GPD .....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot (__)foot frontage .....	\$	
All others-per front foot .....	\$	
<u>Plan Review Charge</u> .....	\$ <sup>1</sup>	
<u>Plant Capacity Charge</u>		
Residential-per ERC (__)GPD .....	\$	
All others-per gallon .....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC (__)GPD .....	\$	
All others-per gallon .....	\$	

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

EFFECTIVE DATE -  
TYPE OF FILING -

R GREG HARRIS  
 ISSUING OFFICER  
PRESIDENT  
 TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

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RGREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

# *COUNTRY CLUB UTILITIES, INC.*

## UTILITY SERVICE DEPOSIT FORM

A deposit, in the amount of \$100.00, is required from customers for water and sewer service. This deposit is due prior to the service being transferred and/or connected. The deposit will be refunded upon payment of final bill or the final bill and associated fees will be deducted from the deposit and balance will be mailed to your new location.

DATE OF REQUEST \_\_\_\_\_

CUSTOMER \_\_\_\_\_

Name

Country Club Address

Telephone

DATE OF SERVICE CONNECT OR TRANSFER \_\_\_\_\_

DATE PAID \_\_\_\_\_ CHECK NO. \_\_\_\_\_

Please note, utility bills are due and payable upon receipt and may be paid by check, money order or cashiers check only. All payments received after the 25<sup>th</sup> of the month are considered late and will incur a late fee. Accounts that remain delinquent, and are not paid within ten (10) days of subsequent billing, may be disconnected. Should disconnect occur, a \$25.00 reconnect fee plus all past due amounts must be paid prior to reconnect. Returned checks will result in a \$25.00 fee and must be replaced within three (3) days.

3035 Wynstone Drive, Sebring, FL  
Phone and Facsimile 863-385-6330

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

APPLICATION FOR WASTEWATER SERVICE

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

# Country Club Utilities, Inc.

<b>APPLICATION FOR WATER/SEWER TAP-ON</b>
---

Customer: \_\_\_\_\_

Re: Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Street Address \_\_\_\_\_

I hereby make application to tap-on to The Country Club Utilities water and sewer system. I have enclosed a check for the tap-on fees in the amount indicated below:

Plant Capacity Charges	\$ 975.00
Total Consumption Meter	<u>\$ 200.00</u>
Total Amount Due	<u><b>\$1175.00</b></u>

I acknowledge that monthly payments of usage for water and sewer are due upon receipt. I acknowledge that if the monthly payment is not made by the 25<sup>th</sup> of the month that payment will be late and subject to late fee and/or disconnect.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Date

**Please make check payable to Country Club Utilities and remit to 3035 Wynstone Drive, Sebring, FL 33875. Once payment is received, please allow 10 days for installation.**



# UTILITY SERVICE TRANSFER FORM

DATE OF REQUEST: \_\_\_\_\_

CURRENT CUSTOMER: \_\_\_\_\_  
NAME

\_\_\_\_\_ ADDRESS

\_\_\_\_\_ PHONE NUMBER

SEND FINAL BILL TO: \_\_\_\_\_  
ADDRESS

\_\_\_\_\_

\_\_\_\_\_ PHONE NUMBER

TRANSFER DATE/ DATE OF FINAL READ: \_\_\_\_\_

NEW CUSTOMER: \_\_\_\_\_  
NAME

\_\_\_\_\_ ADDRESS

\_\_\_\_\_ HOME PHONE

\_\_\_\_\_ WORK PHONE

\_\_\_\_\_ NUMBER LIVING IN HOUSEHOLD

\_\_\_\_\_ SEASONAL/ YEAR ROUND

\_\_\_\_\_ SECOND ADDRESS (If applicable)

\_\_\_\_\_

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC.  
WASTEWATER TARIFF

**Sample Application Form**

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Billing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Service Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Date service should begin \_\_\_\_\_

Service requested: Water \_\_\_ Wastewater \_\_\_ Both \_\_\_

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 wastewater service; the Company reserves the right to discontinue or withhold wastewater 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 wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require (oral, written) notice within \_\_\_ days prior to the date the Customer desires to terminate service.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

R. GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC  
 WASTEWATER TARIFF

COPY OF CUSTOMER'S BILL

**COUNTRY CLUB UTILITIES, INC.**

3035 Wynstone Drive  
 Sebring, FL 33875

		READ DATE	CODE
SRVC	NEW RDG	LAST RDG	USED
CHARGES			
ROUTE	METER#	NOW DUE	PAY EARLY SAVE THIS
ACCT		REMIT AFTER DUE DATE	

PLEASE BRING THIS ENTIRE BILL TO OFFICE  
 OR MAIL THIS STUB WITH YOUR PAYMENT

SRVC ADDR		
ACCOUNT #		
NOW DUE	DATE DUE	REMIT AFTER DUE DATE

R GREG HARRIS  
 ISSUING OFFICER  
PRESIDENT  
 TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY POLICY

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RGREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

NAME OF COMPANY COUNTRY CLUB UTILITIES, INC

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

R GREG HARRIS  
ISSUING OFFICER  
PRESIDENT  
TITLE

EXHIBIT I

Third Revised No. 18.0: Cancel Second No. 18.0

NAME OF COMPANY The Coun

COUNTRY CLUB UTILITIES  
3035 WYNSTONE DRIVE  
SEBRING, FL 33875

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for 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 - 30 Days

RATE -

	<u>BASE FACILITY CHARGE</u>
ALL METER SIZES	\$ 13.71
GALLONAGE CHARGE - (per 1,000 gallons)	1.20

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - July 1, 2006

TYPE OF FILING - 2005 & 2006 Pass Through Index

R. Greg Harris  
ISSUING OFFICER  
President

FLORIDA PUBLIC SERVICE COMMISSION

**APPROVED**

AUTHORITY NO. WS-06-0014

DOCKET NO. N/A

ORDER NO. N/A

EFFECTIVE: July 1, 2006

*Tim Devlin*

DIRECTOR  
DIVISION OF ECONOMIC AND REGULATION

Third Revised No. 18.0: Cancel Second No. 18.0

NAME OF COMPANY The Countr

COUNTRY CLUB UTILITIES  
3035 WYNSTONE DRIVE  
SEBRING, FL 33875

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for 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 - 30 Days

RATE -

	<u>BASE FACILITY CHARGE</u>
ALL METER SIZES	\$ 13.71
GALLONAGE CHARGE - (per 1,000 gallons)	1.20

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

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R. Greg Harris  
ISSUING OFFICER  
President



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LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - 30 Days

RATE -

BASE FACILITY CHARGE

5/8" x 3/4"	13.71
3/4"	20.56
1"	34.27
1-1/2"	68.53
2"	109.64
3"	219.28
4"	342.63
6"	685.25
8"	1096.40

GALLONAGE CHARGE -  
(per 1,000 gallons) 1.45

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

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RATE -

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3/4"	9.82
1"	16.37
1-1/2"	32.72
2"	52.36
3"	104.72
4"	163.62
6"	327.25
8"	523.60

GALLONAGE CHARGE -  
(per 1,000 gallons) 0.66

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EXHIBIT J

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for water and )  
sewer certificates in Highlands )  
County by COUNTRY CLUB OF SEBRING )  
\_\_\_\_\_ )

DOCKET NO. 910792-WS  
ORDER NO. 25788  
ISSUED: 2/24/92

The following Commissioners participated in the disposition of this matter:

THOMAS M. BEARD, Chairman  
SUSAN F. CLARK  
J. TERRY DEASON  
BETTY EASLEY  
LUIS J. LAUREDO

FINAL ORDER GRANTING WATER AND WASTEWATER CERTIFICATES

AND

NOTICE OF PROPOSED AGENCY ACTION  
ORDER SETTING RATES AND CHARGES

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein except for that taken in Sections II & III acknowledging the withdrawal of Mr. Stephen Libby's objection and the granting of certificates, is preliminary in nature and will become final, unless a person whose interests are adversely affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code.

I. BACKGROUND

On July 25, 1991, the Country Club of Sebring (CCS or utility) filed an application with this Commission for water and wastewater certificates. CCS is an existing water and wastewater utility in Highlands County that currently is providing water and wastewater service to a residential development of Country Club of Sebring. CCS is the developer of the subdivision as well as the owner of the utility. CCS purchased the development and the water and wastewater utility in foreclosure in 1989. At that time, there were 23 customers of the utility. CCS has continued to operate the utility providing water and wastewater service without charge.

DOCUMENT NUMBER-DATE

01835 FEB 24 1992

FPSC-RECORDS/REPORTING

Currently, the utility provides service to 73 homes within the subdivision at no charge. The development ultimately will contain 623 homesites, an 18 hole golf course with clubhouse, and a swimming pool. The operating revenue of the utility at build out will be approximately \$87,605 and \$182,914, for the water and wastewater systems, respectively. With the approved rates and charges herein the utility will be classified as a Class B utility when it reaches capacity.

## II. OBJECTION WITHDRAWN

This Commission first learned of the existence of the utility in February, 1991, when we were contacted by the utility coordinator, regarding CCS' desire to begin charging for connection to its water and wastewater systems, respectively. The utility was advised by our Staff that, once customers were connected to the system, it could not collect service availability charges from them retroactively. Apparently, the utility representative had the mistaken impression from his communication with Staff that he had been granted permission to charge connection charges prior to being certificated.

After filing its application for an original certificate, the utility collected \$1,750 from four different builders as "water and wastewater tap-on fees," subject to refund pending final approval of this Commission. An objection to the application was filed on September 5, 1991, by five builders in the subdivision who protested the collection of these service availability charges by the utility. Within a month after these objections were filed, four of the five individuals withdrew their objections. Mr. Stephen Libby was the only builder who did not withdraw his objection. Mr. Libby argued that the utility was "libelous" when it stated that its water and wastewater tap-on fees were mandated by the Commission and that the homeowner or builder must pay this fee to meet the provisions of an "agreement" it has with the Commission. On November 15, 1991, CCS filed a Motion to Dismiss Mr. Libby's objection, asserting that Mr. Libby lacks standing because, although he is the owner of a model home, he is not a resident in the CCS community or in any other area provided water and wastewater service by CCS. On February 3, 1992, after negotiations with the utility, Mr. Libby withdrew his objection to the utility's application. With this withdrawal CCS's Motion to Dismiss became moot. However, prior to this withdrawal, Mr. Libby

alleged that the utility may be charging for monthly service without this Commission's approval. We intend to investigate this accusation, and an on-site visit to audit the utility's books and records is planned. Because of this investigation, we have deferred any discussion of whether the utility should be ordered to refund the service availability charges it has collected to date. While the utility has violated sections 367.031 and 367.081, Florida Statutes, by collecting service availability charges without prior Commission approval, we do not believe a show cause proceeding is appropriate at this time.

We believe the utility was acting in good faith and honestly misinterpreted our Staff's advice. CCS was very open with the four builders who paid the connection charges as evidenced by the letter they sent to this Commission stating that they were aware that CCS had filed for certificates but the application had not yet been approved, that they were informed by CCS that any fees collected were subject to final approval of the Florida Public Service Commission, and that if the approved charges were lower, they would be given a refund of the difference. Further, a disclosure, a document which is made available to potential buyers, contained similar language. This docket will remain open until our investigation is complete.

### III. APPLICATION

On July 25, 1991, CCS filed its application for original water and wastewater certificates to provide service in Highlands County. The application is in compliance with the governing statute, section 367.045, Florida Statutes, and other pertinent statutes and administrative rules concerning an application for original certificate and initial rates and charges. The application contains a check in the amount of \$300, which is the correct filing fee pursuant to Rule 25-30.020, Florida Administrative Code. The utility has provided evidence in the form of a warranty deed that the utility owns the land upon which the utility's facilities are located as required by Rule 25-30.033(1)(j), Florida Administrative Code.

CCS provided adequate service territory and system maps and a territory description, as prescribed by Rule 25-30.033(1)(l), (m) and (n), Florida Administrative Code. The territory CCS proposes



to serve is described in Attachment A of this Order, which by reference is incorporated herein.

In addition, CCS filed proof of its compliance with the noticing provisions of Rule 25-30.030, Florida Administrative Code, including notice to the customers in the territory.

CCS hired Mr. Howard Short of Short Utilities to operate and maintain its water and wastewater plants. He is a certified operator with over ten years experience in water and wastewater utility operations. The 1991 financial statement of CCS shows that the company has over \$3 million in equity and has been satisfactorily operating the utility since 1989 without receiving any revenue from the customers. We find that the utility has demonstrated the technical and financial ability to continue to provide adequate service to the proposed territory.

As previously stated, the Country Club of Sebring development, which is the proposed service territory of the utility, is currently in operation. The local comprehensive plan of Highlands County has not yet been approved by the Department of Community Affairs. However, the utility states that the subdivision will be consistent with the local comprehensive plan. The local planning council was provided notice of the application and did not file an objection. According to the application, there are no other utilities in the area that can provide service. Further, the utilities within a four-mile radius were notified of the application and did not object. A need for service in the territory has been demonstrated because the utility is already in existence and serving 73 customers.

Based on the above, we find it is in the public interest to grant the application for original certificates. Accordingly, we find it appropriate to grant CCS Water Certificate No. 540-W and Wastewater Certificate No. 468-S to serve the territory described in Attachment A of this Order.

#### IV. RATES AND CHARGES

In original certificate applications we determine initial rates and charges which will allow the utility to earn a fair rate of return on investment when the treatment plant reaches 80 percent of capacity. The existing water treatment plant is designed to

serve approximately 954 equivalent residential connections (ERCs), and the existing wastewater treatment plant is designed to serve approximately 300 ERCs. We established rates based on 80 percent of the capacity of these existing treatment plants.

The utility is currently disposing of effluent from the wastewater treatment plant in percolation ponds. The long range plans of the utility include using spray irrigation on the golf course as a means of effluent disposal when the level of effluent produced by the treatment plant reaches a sufficient level.

With its application the utility submitted information to be used to calculate pro forma schedules of rate base, operating income, and capital structure to be used in determining initial rates.

The utility provided cost information on the plant-in-service. Because the utility purchased the utility out of foreclosure, it does not have actual invoices on the cost of the utility systems. However, the utility provided this Commission with some estimates of plant costs. We find that the utility's estimates were low in many areas, particularly for the distribution and collection systems. Therefore, we adjusted plant costs to a more reasonable level. As stated above, the design capacities of the existing treatment plants are 954 and 300 ERCs, respectively, for the water and wastewater treatment plants. However, the existing water and wastewater distribution/collection systems will serve only 234 ERCs. In designing rates, we adjust the costs for the water distribution and wastewater collection systems to match the capacities of the treatment plants. This is normally done in original certificate applications rather than making a used and useful adjustment to the treatment plant, since we are not attempting to establish rate base. We advised the utility that they will need to complete an original cost study before rate base can be established in any future rate case proceeding. We also adjusted the value of land to include the engineering costs involved with its dedication to public use.

Contributions-in-aid-of-construction (CIAC) for the water and wastewater systems have been adjusted to reflect service availability charges approved herein. Accumulated depreciation and CIAC amortization were adjusted to reflect the changes made to utility plant-in-service and CIAC.

The utility's working capital is based on 1/8 of operation and maintenance expense, which is consistent with Commission practice in original certificate cases. Our calculation of rate base is shown on Schedules Nos. 1 and 2, with adjustments shown on Schedule No. 3.

The utility's estimated expenses are based on 234 ERCs, which is the capacity of the existing water and wastewater distribution/collection lines. We adjusted these expenses to be consistent with the number of ERCs that can be served when the treatment plants reach 80 percent of design capacity, which is consistent with what was done in estimating rate base.

Depreciation expense and property taxes for the water and wastewater systems were adjusted to reflect the adjustments made to plant-in-service. Depreciation expense also was adjusted to reflect the use of approved depreciation rates.

Operating revenues and regulatory assessment fees have been adjusted to allow the utility to earn a 11.29 percent overall rate of return. Our Schedule of Operations is shown on Schedules Nos. 4 and 5 with approved adjustments shown on Schedule No. 6.

The utility is a division of The Country Club of Sebring which is the developer of the service area. CCS submitted its own capital structure for use in this proceeding. According to information provided by the utility, the development, including the utility systems, was purchased for \$3,650,000 and financed through a loan which has been reduced to \$933,738. The utility's capital structure was adjusted to reconcile the utility's rate base. We calculated the return on common equity to be 11.65 percent using the current leverage formula, authorized by Order No. 24246, effective March 18, 1991. The utility's capital structure is shown on Schedule No. 7.

The schedules have been used only as tools to aid in the establishment of initial rates. They are not intended for use in establishing rate base. This is consistent with Commission policy in original certificate applications. We find it appropriate, however, to establish a return on equity of 11.65 percent to be used in future proceedings involving such things as calculation of allowance for funds used during construction (AFUDC) and interim rates.

The utility did not propose specific water or wastewater rates. The rates shown below are calculated using the base facility charge structure. We find these rates will allow the utility to recover its expenses and earn a fair return on its investment.

Water

Residential and General Service

Monthly Service

<u>Base Facility Charge</u>	<u>Commission Approved</u>
<u>Meter Size</u>	
5/8" X 3/4"	\$ 5.65
3/4"	8.48
1"	14.13
1-1/2"	28.25
2"	45.20
3"	90.40
4"	141.25
6"	282.50
8"	452.00
Gallonge charge (per 1,000 gallons)	\$ 0.57

Wastewater

Residential

Monthly Service

<u>Base Facility Charge</u>	<u>Commission Approved</u>
<u>Meter Size</u>	
All Meter Sizes	\$ 12.65
Gallonge charge (per 1,000 gallons)	\$ 1.11

General Service

Monthly Service

<u>Base Facility Charge</u> <u>Meter Size</u>	<u>Commission Approved</u>
5/8" X 3/4"	\$ 12.65
3/4"	18.98
1"	31.63
1-1/2"	63.25
2"	101.20
3"	202.40
4"	316.25
6"	632.50
8"	1,012.00
Gallorage charge (per 1,000 gallons)	\$ 1.34

The utility does not propose to collect customer deposits. The miscellaneous service charges will be administratively approved when the tariffs are approved.

CCS is directed to file tariff sheets reflecting the rates and charges approved herein within 30 days of the effective date of this Order. The rates shall be effective for meter readings on or after 30 days from the stamped approval date on the tariff sheets.

V. SERVICE AVAILABILITY CHARGES

The water and wastewater treatment facilities were in operation at the time CCS acquired the utility. All on-site and off-site transmission/distribution and collection lines of the utility have been donated by the developer. The utility requires an irrigation system in the subdivision, so it plans to install two meters at each homesite: a 5/8 inch x 3/4 inch meter and a 1 inch irrigation meter. In its application, the utility requested to be allowed to charge \$110 and \$200, for installation of the 5/8 inch x 3/4 inch and 1 inch meters, respectively. The golf course clubhouse and swimming pool will require the installation of a larger meter. Meters over 1 inch will be installed at actual cost. Our analysis of the installation fees indicates that these charges are reasonable and are hereby approved.

The utility also requested plant capacity charges of \$497 and \$893 per ERC for the water and wastewater systems, respectively. Rule 25-30.580, Florida Administrative Code, sets guidelines for designing service availability charges. Pursuant to the rule, the minimum amount of CIAC should be the percentage of plant represented by the water transmission and distribution and wastewater collection systems. The maximum amount of CIAC should not exceed 75 percent of net plant when the facilities are at design capacity. In this instance the utility's proposed charges will result in a net CIAC level at build-out which exceeds the amount allowed by this rule. We have determined that the plant capacity charges should be such that the contribution level of the utility will be 75 percent of net plant at the time the systems reach capacity. Therefore, we find that plant capacity charges of ~~\$497~~ for the water system and \$550 for the wastewater system are appropriate and they are approved.

B425 (AMENDED PER SUBSEQUENT ORDER)

VI. ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION

Since the utility is already in operation, the existing utility facilities are not eligible to accrue AFUDC. However, because the utility anticipates expanding its facilities to accommodate future growth in the development, we find it appropriate to set the utility's AFUDC rate.

The utility's capital structure has been utilized to calculate its AFUDC rate. The capital structure on which this rate is based is shown on Schedule No. 9. Using the approved return on equity of 11.65 percent, results in an annual AFUDC rate of 11.29 percent with the monthly discounted rate calculated to be .895395 percent.

According to Rule 25-30.116(5), Florida Administrative Code, the effective date for the new AFUDC rate shall be the month following the end of the 12-month period used to establish the rate. Therefore, the utility is hereby authorized to charge an AFUDC rate effective for projects as of September 1, 1991.

Based on the foregoing, it is, therefore,

ORDERED by the Florida Public Service Commission that Country Club of Sebring, 4800 Haw Branch Road, Sebring, Florida 33872, is hereby granted Certificates Nos. 540-W and 468-S to serve the territory described in Attachment A of this Order, which by reference is incorporated herein. It is further

550  
497  
1047

550  
497  
1047

1047

ORDERED that Mr. Stephen Libby's withdrawal of his objection is hereby acknowledged and the Country Club of Sebring's Motion to Dismiss Mr. Libby's objection is moot. It is further

ORDERED that the return on equity for the Country Club of Sebring is 11.65 percent, which shall be used in future proceedings such as the calculation of interim rates. It is further

ORDERED that Country Club of Sebring shall charge the rates and charges approved in the body of this Order until authorized to change by this Commission. It is further

ORDERED that all provisions of this Order, are issued as proposed agency action and shall become final, except for that taken in Sections II & III acknowledging the withdrawal of Mr. Stephen Libby's objection and the granting of certificates, unless an appropriate petition in the form provided by Rule 25-22.029, Florida Administrative Code, is received by the Director, Division of Records and Reporting at his office at 101 East Gaines Street, Tallahassee, Florida 32399-0870, by the date set forth in the Notice of Further Proceedings. It is further

ORDERED that Country Club of Sebring shall file tariff sheets reflecting the rates and charges approved herein within 30 days of the effective date of this Order. It is further

ORDERED that the rates shall be effective for meter readings on or after 30 days from the stamped approval date on the tariff sheets. It is further

ORDERED that the service availability charges approved herein shall be effective for connections made on or after the stamped approval date of the tariffs. It is further

ORDERED that the annual AFUDC rate for the water and wastewater systems is 11.29 percent, with a monthly discounted rate of 0.895395 percent. This rate shall be effective for projects as of September 1, 1991. It is further

ORDERED that our consideration of any potential refunds of service availability charges that have been collected to date shall be deferred to allow Commission staff the necessary time to audit the utility, and to complete our investigation. It is further

ORDERED that Docket No. 910792-WS shall remain open until our investigation is completed.

By ORDER of the Florida Public Service Commission, this 24th  
day of FEBRUARY, 1992.

STEVE TRIBBLE, Director  
Division of Records and Reporting

( S E A L )

RG

by: Kay Hagan  
Chief, Bureau of Records

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our action except for that taken in Sections II & III acknowledging the withdrawal of Mr. Stephen Libby's objection and the granting of certificates, is preliminary in nature and will not become effective or final, except as provided by Rule 25-22.029, Florida Administrative Code. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, as provided by Rule 25-22.029(4), Florida Administrative Code, in the form provided by Rule 25-22.036(7)(a) and (f), Florida Administrative Code. This petition must be received by the Director, Division of Records and Reporting at his office at 101 East Gaines Street, Tallahassee, Florida 32399-0870, by the close of business on 3/16/92. In the absence of such a petition, this order shall become effective on the date subsequent to the above date as provided by Rule 25-22.029(6), Florida Administrative Code.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it



satisfies the foregoing conditions and is renewed within the specified protest period.

If the relevant portion of this order becomes final and effective on the date described above, any party adversely affected may request judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or by the First District Court of Appeal in the case of a water or sewer utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days of the effective date of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

Any party adversely affected by the Commission's final action in this matter may request: 1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of Records and Reporting within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or sewer utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

ATTACHMENT A

The Country Club of Sebring

TERRITORY DESCRIPTION

The North 3/4 of Section 9, Township 35 South, Range 28 East,  
Highlands County, Florida.

Country Club of Sebring Utilities  
 Schedule of Water Rate Base  
 80% of Design Capacity

Docket No. 910792-WS  
 Schedule No. 1

Description	Balance Per Filing	Utility Adjust.	Balance Per Utility	Commission Adjust.	Balance Per Commission
Utility Plant in Service	372,000	0	372,000	809,416 (1)	1,181,416
Land	18,405	0	18,405	1,013 (2)	19,418
Accumulated Depreciation	(93,000)	0	(93,000)	(64,394) (3)	(157,394)
Contributions-in-aid-of-Construction	(242,609)	0	(242,609)	(614,355) (4)	(856,964)
Accumulated Amortization of C.I.A.C.	33,359	0	33,359	59,448 (5)	92,807
Working Capital Allowance	4,600	0	4,600	1,702 (6)	6,302
<b>TOTAL</b>	<b>92,755</b>	<b>0</b>	<b>92,755</b>	<b>192,830</b>	<b>285,585</b>

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untry Club of Sebring Utilities  
 hedule of Wastewater Rate Base  
 80% of Design Capacity

Docket No. 910792-WS  
 Schedule No. 2

Description	Balance Per Filing	Utility Adjust.	Balance Per Utility	Commission Adjust.	Balance Per Commission
ility Plant in Service	322,000	0	322,000	124,095 (1)	446,095
nd	22,500	0	22,500	1,047 (2)	23,547
cumulated Depreciation	(32,200)	0	(32,200)	(102,890) (3)	(135,090)
ntributions-in-aid-of-Construction	(231,840)	0	(231,840)	(24,898) (4)	(256,738)
cumulated Amortization of C.I.A.C.	14,490	0	14,490	32,660 (5)	47,150
rking Capital Allowance	3,888	0	3,888	2,145 (6)	6,033
<b>TOTAL</b>	<b>98,838</b>	<b>0</b>	<b>98,838</b>	<b>32,160</b>	<b>130,997</b>

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Country Club of Sebring  
Schedule of Adjustments to Rate Base

<u>Description</u>	<u>Water</u>	<u>Wastewater</u>
<u>Utility Plant-in-Service</u>		
1) To adjust the cost of transmission and distribution systems to match the capacities of the treatment plants.	<u>\$809,416</u>	<u>\$ 124,095</u>
<u>Land</u>		
2) To adjust land to include the engineering costs involved with its dedication to public use.	<u>\$ 1,013</u>	<u>\$ 1,047</u>
<u>Accumulated Depreciation</u>		
3) To reflect adjustments made to UPIS.	<u>\$( 64,394)</u>	<u>\$(102,890)</u>
<u>Contributions-in-aid-of-construction</u>		
4) To reflect staff's recommended service availability charges.	<u>\$(614,355)</u>	<u>\$( 24,898)</u>
<u>CIAC Amortization</u>		
5) To reflect adjustments made to CIAC	<u>\$ 59,448</u>	<u>\$ 32,660</u>
<u>Working Capital Allowance</u>		
6) To increase working capital to reflect the adjustment made to operating and maintenance expenses.	<u>\$ 1,702</u>	<u>\$ 2,145</u>

Country Club of Sebring Utilities  
 Schedule of Water Operations  
 80% of Design Capacity

Docket No. 910792-WS  
 Schedule No. 4

Description	Balance Per Utility	Commission Adjust.	Balance Per Commission	Commission Adjust. Required Revenue	Required Revenue Per Commission
Operating Revenues	54,625	0	54,625	52,838	107,463
Operating and Maintenance	36,800	13,617 (1)	50,417	0	50,417
Depreciation Expense	11,455	4,500 (2)	15,955	0	15,955
Expenses Other Than Income	4,000	2,458 (3)	6,458	2,378 (4)	8,836
Income Taxes	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>52,255</b>	<b>20,575</b>	<b>72,830</b>	<b>2,378</b>	<b>75,208</b>
<b>Net Operating Income</b>	<b>2,370</b>	<b>(20,575)</b>	<b>(18,205)</b>	<b>50,460</b>	<b>32,255</b>
<b>Rate Base</b>	<b>92,755</b>		<b>285,585</b>		<b>285,585</b>
<b>Rate of Return</b>	<b>2.56%</b>		<b>-6.37%</b>		<b>11.29%</b>

Entry Club of Sebring Utilities  
 Schedule of Wastewater Operations  
 80% of Design Capacity

Docket No. 910792-WS  
 Schedule No. 5

Description	Balance Per Utility	Commission Adjust.	Balance Per Commission	Commission Adjust. Required Revenue	Required Revenue Per Commission
Operating Revenues	46,303	0	46,303	34,503	80,806
Operating and Maintenance	31,100	17,163 (1)	48,263	0	48,263
Depreciation Expense	13,616	(3,005) (2)	10,611	0	10,611
Losses Other Than Income	3,500	2,084 (3)	5,584	1,553 (4)	7,137
Income Taxes	0	0	0	0	0
<b>Total Operating Expenses</b>	<b>48,216</b>	<b>16,242</b>	<b>64,458</b>	<b>1,553</b>	<b>66,011</b>
<b>Net Operating Income</b>	<b>(1,913)</b>	<b>(16,242)</b>	<b>(18,155)</b>	<b>32,950</b>	<b>14,795</b>
<b>Rate Base</b>	<b>98,838</b>		<b>130,997</b>		<b>130,997</b>
<b>Rate of Return</b>	<b>-1.94%</b>		<b>-13.86%</b>		<b>11.29%</b>

Country Club of Sebring  
Adjustments to Schedule of Operations

<u>Description</u>	<u>Water</u>	<u>Wastewater</u>
<u>Operation and Maintenance</u>		
1) To increase the utility's operation and maintenance expenses to reflect the additional number of ERCs.	<u>\$ 13,617</u>	<u>\$ 17,163</u>
<u>Depreciation Expense</u>		
2) To reflect adjustments made to UPIS and to reflect Commission approved rates.	<u>\$ 4,500</u>	<u>\$ ( 3,005)</u>
<u>Taxes Other Than Income</u>		
3) To increase property tax to reflect the adjustment made to UPIS.	<u>\$ 2,458</u>	<u>\$ 2,084</u>
4) To reflect the change in regulatory assessment fees resulting from the change in operating revenue.	<u>\$ 2,378</u>	<u>\$ 1,553</u>



Country Club of Sebring Utilities  
 Schedule of Capital Structure  
 30% of Design Capacity

Docket No. 910792-WS  
 Schedule No. 7

Description	Balance Per Filing	Utility Adjust.	Balance Per Utility	Commission Adjust.	Balance Per Commission	Recon. Adjust.	Recon. Balance	Weight	Cost Rate	Weighted Cost
Common Equity	2,716,262		2,716,262	0	2,716,262	(2,406,249)	310,013	74.42%	11.65%	8.67%
Preferred and Short-Term Debt	933,738		933,738	0	933,738	(827,168)	106,570	25.58%	10.25%	2.62%
Customer Deposits			0		0	0	0	0.00%	8.00%	0.00%
Advances from Associated Companies			0		0	0	0	0.00%	0.00%	0.00%
Other			0		0	0	0	0.00%	0.00%	0.00%
	3,650,000	0	3,650,000	0	3,650,000	(3,233,418)	416,582	100.00%		11.29%

Range of Reasonableness:	High	Low
Common Equity	12.65%	10.65%
Overall Rate of Return	12.04%	10.55%

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Country Club of Sebring Utilities  
Schedule of Net Plant to Net C.I.A.C.  
At 100% of Design Capacity

Schedule No. 8

Account Number	Account Description	Water	Wastewater	Total
101	Utility Plant in Service	1,264,021	476,374	1,740,395
104	Accumulated Depreciation	(201,179)	(177,470)	(378,650)
	Net Plant	1,062,842	298,904	1,361,745
271	C.I.A.C.	921,564	295,238	1,216,802
272	Accum. Amortization of C.I.A.C.	(119,708)	(70,751)	(190,458)
	Net C.I.A.C.	801,856	224,487	1,026,344
	Net C.I.A.C. / Net Plant	75.44%	75.10%	75.37%
	Commission Approved Charge	425	550	975
	Total ERC's	954	303	0

Country Club of Sebring  
 Commission Approved AFUDC Rate  
 As of September 1, 1991

Schedule No. 9  
 Docket No. 910792-WS

Class of Capital	Capitalization Per Utility	Utility Adjustments	Adjusted Capital Structure	Percent of Capital	Cost Rates	Weighted Cost	Discounted Monthly Rate
Common Equity	2,716,262	0	2,716,262	74.42%	11.65%	8.67%	
Long Term Debt	933,738	0	933,738	25.58%	10.25%	2.62%	
Short-Term Debt	0	0	0	0.00%	0.00%	0.00%	
Customer Deposits	0	0	0	0.00%	0.00%	0.00%	
Customer Deposits	0	0	0	0.00%	0.00%	0.00%	
Tax Credits - Zero Cost	0	0	0	0.00%	0.00%	0.00%	
Tax Credits - Weighted Cost	0	0	0	0.00%	0.00%	0.00%	
Deferred Income Taxes	0	0	0	0.00%	0.00%	0.00%	
<b>Total</b>	<b>3,650,000</b>	<b>0</b>	<b>3,650,000</b>	<b>100.00%</b>		<b>11.29%</b>	<b>0.895395%</b>