

REDACTED **REDACTED**

to AT&T Florida's Tariff, § A5 (see Exhibit "H" attached to AT&T Florida's Motion for Summary Final Order). This analysis and decision is entirely independent of the good cause analysis under Section 364.025, F.S. but equally important because it has wide-ranging ramifications on the historical and ongoing business operations of the industry.

18. AT&T Florida has offered to share in the economic burden associated with providing voice service only by charging the Developer, pursuant to its special construction tariff and the Commission's line extension rule, special construction costs that exceed AT&T Florida's five year estimated revenue. The Developer has refused to pay this or any amount and thus has not agreed to take on any financial burden associated with its COLR request.

19. Here, as stated by Mr. Bishop, AT&T Florida conducted the five times revenue analysis and determined that the Developer should be responsible for \$171,606 of AT&T Florida's costs to deploy facilities to serve residents in Avalon, Phase II with voice service. Notwithstanding the restrictions imposed by the Developer, AT&T Florida has agreed to be responsible for the remainder of the costs or \$155,213.¹

Line Extension Rule

20. Historically, the Line Extension Rule has primarily applied to individual subscribers. However, in this situation, where developers are effectively acting as agents for future, yet-to-be-identified residents of a property, the Line Extension Rule applies to

¹ This amount is the estimated five times annual revenue for Avalon, Phase II. As stated by Mr. Bishop, the project's five year annual exchange revenue was based upon consideration of the following factors: (1) Average Revenue per Unit ("ARPU") of \$■, which is based upon actual historical revenue as of September 2006 associated with residential lines in Florida, including custom calling and long distance service revenue; (2) a 20% take rate, that rationale for which Mrs. Shiroishi explains in detail; and (3) occupancy forecast based on when homes are expected to be occupied based upon developer-provided construction schedules. Regarding ARPU, AT&T Florida included the monthly recurring revenues associated with local voice service, any monthly revenue associated with Area Plus, the subscriber line charge, and long distance service revenue.

1 CMP

BellSouth

7/11/2007

Page 1

DATE:06/21/2007 COST COMPARISON SUMMARY FOR COPPER VS. FITL DISTRIBUTION						
PLANT TYPE	NAME OF DEVELOPMENT	EWO NUMBER	LOCATION	COST	SF UNITS	SFU COST
COPPER	GOLDEN POND	53E47067N	WEST JAX	[REDACTED]	[REDACTED]	[REDACTED]
COPPER	BROOKSHIRE	53E47156N	WEST JAX	[REDACTED]	[REDACTED]	[REDACTED]
COPPER	CANDLEWOOD COVE	53E47171N	WEST JAX	[REDACTED]	[REDACTED]	[REDACTED]
COPPER	ARBOR GLADE	63E31072N	NORTH ST JOHNS	[REDACTED]	[REDACTED]	[REDACTED]
			TOTAL	[REDACTED]	[REDACTED]	[REDACTED]
					AVERAGE	[REDACTED]
FITL	MURABELLA PHIII	63E42007N	NORTH ST JOHNS	[REDACTED]	[REDACTED]	[REDACTED]
FITL	HERITAGE LANDING PH3C	63E42025N	NORTH ST JOHNS	[REDACTED]	[REDACTED]	[REDACTED]
FITL	AUSTIN PARK PH I&II	63E43168N	NOCATEE	[REDACTED]	[REDACTED]	[REDACTED]
			TOTAL	[REDACTED]	[REDACTED]	[REDACTED]
					AVERAGE	[REDACTED]
Note: Austin Park Phase One and Two distrbution cost of [REDACTED] SFU was used for original petition.						

REDACTED

Avalon - Phase 2 Summary

TOTAL COST		
COST DESCRIPTION	COST	# UNITS
LABOR	[REDACTED]	476
MATERIAL	[REDACTED]	
OVERHEAD	\$64,823	
TOTAL COST	\$326,819	
MINUS PROJECTED 5-YR REVENUE	\$155,213	
TOTAL BILLING CHARGES	\$171,606	

REDACTED

Avalon - Phase 2 Detailed Cost Breakdown
 07/19/2007

REDACTED

DESCRIPTION		Avalon, Phase II		
FITL DISTRIBUTION MATERIAL COST	FRC	QUANTITY	UNIT/COST	TOTAL
COPPER CABLE, NON-EXEMPT MATL	45C			
EXEMPT COPPER MATERIALS	45C			
SUPPLY EXPENSE @ 8%	45C			
OPTICAL NETWORK UNITS	257C			
SUPPLY EXPENSE @ 8%	257C			
COMPOSITE FIBER, HANDHOLES, CONDUIT, BURIED SERVICE WIRE & CLOSURES ROADSIDE	845C			
EXEMPT MATERIAL	845C			
SUPPLY EXPENSE @ 8%	845C			
DESCRIPTION		Avalon, Phase II		
FITL DISTRIBUTION LABOR COST	FRC	QUANTITY	UNIT/COST	TOTAL
TELCO LABOR (SPlicing & PLACING)	45C			
TAP FACTOR FOR TELCO LABOR	45C			
CONT LABOR CABLE & TERMINAL PLACEMENT	45C			
ENGINEERING LABOR	45C			
TELCO LABOR (SPlicing & PLACING)	257C			
TAP FACTOR FOR TELCO LABOR	257C			
CONT LABOR ONU CLOSURE PLACEMENT	257C			
ENGINEERING LABOR	257C			
TELCO LABOR (SPlicing & PLACING)	845C			
TAP FACTOR FOR TELCO LABOR	845C			
CONTRACT LABOR FOR FIBER CABLE, ROAD BORES & HANDHOLE PLACEMENT	845C			
ENGINEERING LABOR	845C			
FITL DISTRIBUTION TOTAL COST				\$261,996

REMOTE TERMINAL TOTAL COST	\$0
FITL DISTRIBUTION TOTAL COST	\$261,996
OVERHEAD	\$64,823
TOTAL COST	\$326,819
MINUS PROJECTED 5-YR REVENUE	\$155,213
TOTAL BILLING CHARGES	\$171,606

PART A, FRC 45C

OSPCM System:
GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

**** CONSTRUCTION DETAILS ****
OSPCM REPORT: 502, PART A

CMC: GNVC JOB: 73N62051N BILLING? N FRC: 45C
PLANT TYPE: PRICING DATE: 05/10/2007

ITEM DESCRIPTION	MCF	FKF	QTY	UNIT COST	AMOUNT
DT2-PTX-25	[REDACTED]		[REDACTED]	Exempt	
MAG6/PTT-I	[REDACTED]		[REDACTED]	Exempt	
ANMW-25	[REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
DT2-PTX-25/4	[REDACTED]		[REDACTED]	Exempt	
WIRE-CLOSURE	[REDACTED]		[REDACTED]	Exempt	
BSW-2	[REDACTED]		[REDACTED]	Exempt	
CONT-PL-CABLE	[REDACTED]		[REDACTED]	Exempt	
EXEMPT MATERIAL SUPPLY EXPENSE	-- TELCO		[REDACTED] HRS	[REDACTED]	[REDACTED]
** TOTAL MATERIAL					[REDACTED]
PLACING LABOR			[REDACTED] HRS	[REDACTED]	[REDACTED]
SPLICING LABOR			[REDACTED] HRS	[REDACTED]	[REDACTED]
TAP FACTOR					[REDACTED]
** TOTAL LABOR					[REDACTED]
CONTRACT					[REDACTED]
** TOTAL CONTRACT					[REDACTED]
ENGINEERING			[REDACTED] HRS	[REDACTED]	[REDACTED]
** TOTAL ENGINEERING					[REDACTED]
TOTAL MATL, LABOR, CONTRACT, ENGR					[REDACTED]
** GRAND TOTAL					[REDACTED]
LABOR HRS =	[REDACTED]				
ENGR HRS =	[REDACTED]				

PART A, FRC 257C
OSPCM System:
GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

**** CONSTRUCTION DETAILS ****
OSPCM REPORT: 502, PART A

CMC: GNVC JOB: 73N62051N BILLING? N FRC: 257C
PLANT TYPE:
PRICING DATE: 05/10/2007

ITEM DESCRIPTION	MCF	FKF	QTY	UNIT COST	AMOUNT
TMONU2-12/24SF			[REDACTED]	[REDACTED]	[REDACTED]
GRD-ROD			[REDACTED]	Exempt	[REDACTED]
MCAD12-SF			[REDACTED]	[REDACTED]	[REDACTED]

EXEMPT MATERIAL	-- TELCO		[REDACTED] HRS	[REDACTED]	[REDACTED]
SUPPLY EXPENSE			[REDACTED]	[REDACTED]	[REDACTED]
=====					
** TOTAL MATERIAL					[REDACTED]
PLACING LABOR			[REDACTED] HRS	[REDACTED]	[REDACTED]
SPLICING LABOR			[REDACTED] HRS	[REDACTED]	[REDACTED]
TAP FACTOR					[REDACTED]
=====					
** TOTAL LABOR					[REDACTED]
CONTRACT					[REDACTED]
=====					
** TOTAL CONTRACT					[REDACTED]
ENGINEERING			[REDACTED] HRS	[REDACTED]	[REDACTED]
=====					
** TOTAL ENGINEERING					[REDACTED]
TOTAL MATL, LABOR, CONTRACT, ENGR					[REDACTED]
=====					
** GRAND TOTAL					[REDACTED]
LABOR HRS =			[REDACTED]		
ENGR HRS =			[REDACTED]		

PART A, FRC 845C

OSPCM System:
GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

**** CONSTRUCTION DETAILS ****
OSPCM REPORT: 502, PART A

CMC: GNVC JOB: 73N62051N BILLING? N FRC: 845C
PLANT TYPE: PRICING DATE: 05/10/2007

ITEM DESCRIPTION	MCF	FKF	QTY	UNIT COST	AMOUNT
RF3492B6012AW12	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RFFBCP-2/5	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RF3492B6006AW06	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RFFBCP-2/2	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
HANDHOLE30X48	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
GRD-ROD	[REDACTED]	[REDACTED]	[REDACTED]	Exempt	[REDACTED]
BS3492B6018AW18	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
CONT-PL-CABLE	[REDACTED]	[REDACTED]	[REDACTED]	Exempt	[REDACTED]
BS3492B6012AW12	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

EXEMPT MATERIAL	-- TELCO	[REDACTED]	[REDACTED] HRS	[REDACTED]	[REDACTED]
SUPPLY EXPENSE		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
=====					
** TOTAL MATERIAL		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
PLACING LABOR		[REDACTED]	[REDACTED] HRS	[REDACTED]	[REDACTED]
SPLICING LABOR		[REDACTED]	[REDACTED] HRS	[REDACTED]	[REDACTED]
TAP FACTOR		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
=====					
** TOTAL LABOR		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
CONTRACT		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
=====					
** TOTAL CONTRACT		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
ENGINEERING		[REDACTED]	[REDACTED] HRS	[REDACTED]	[REDACTED]
=====					
** TOTAL ENGINEERING		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL MATL, LABOR, CONTRACT, ENGR		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
=====					
** GRAND TOTAL		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
LABOR HRS =	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
ENGR HRS =	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

REDACTED

Docket No. 070126-TL
Exhibit LB-4
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PART C

OSPCM System:
GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

***** DETAILED PRICING SUMMARY *****
OSPCM REPORT: 502, PART C

CMC: GNVC

BILLING? N

JOB: 73N62051N
PRICING DATE: 05/10/2007

PLANT TYPE	GROSS ADDS	PLANT RETIRED	SALVAGE	COST OF REMOVAL	MAIN-TENANCE
	261995.82	[REDACTED]			
	261995.82	[REDACTED]			

TOTAL MCF [REDACTED]
TOTAL FKF [REDACTED]

TOTAL CONTRACT \$ [REDACTED]
TOTAL ENGINEERING \$ [REDACTED]

GROSS EXPENDITURES \$ 261995.82
NET REQUIREMENTS \$ 261995.82
NET ADDITIONS \$ 261995.82

TOTAL LABOR HOURS = [REDACTED]
TOTAL ENGR HOURS = [REDACTED]
TOTAL M DOLLARS = [REDACTED]

REDACTED

Docket No. 070126-TL
Exhibit LB-4
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PART D

OSPCM System:
GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

***** MCF/FKF DETAIL SUMMARY *****
OSPCM REPORT: 502, PART D

CMC: GNVC

BILLING? N

JOB: 73N62051N
PRICING DATE: 05/10/2007

----- MCF -----

CABLE TYPE	#PRS	QTY	PIC	PULP
ANMW-25	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RF3492B6012AW12	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RFFBCP-2/5	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RF3492B6006AW06	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
RFFBCP-2/2	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
BS3492B6018AW18	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
BS3492B6012AW12	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

FIBER TYPE	#FBS	QTY	FKF
TOTAL	[REDACTED]	[REDACTED]	[REDACTED]


REDACTED

Docket No. 070126-TL
Exhibit LB-4
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PART E

OSPCM System:

GENERATED: 05/10/2007, 11:52

RQST BY: 

***** DETAILED PRICING ERROR LISTING *****
OSPCM REPORT: 502, PART E

CMC: GNVC

JOB: 73N62051N
BILLING? N PRICING DATE: 05/10/2007

NO ERRORS OR WARNINGS WERE GENERATED IN PRODUCING THIS REPORT

PART F

OSPCM System:

GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

***** BILLING SUMMARY *****
OSPCM REPORT: 502, PART F

CMC: GNVC

JOB: 73N62051N

JOB DESCR: DFIB-FITL EXTENSION AVALON PH2

COST ESTIMATE AS PER REQUEST:

(1) ENGINEERING COST

[REDACTED]

(2) PLANT LABOR COST

[REDACTED]

(3) MATERIAL COST

[REDACTED]

(4) CONTRACT COST

[REDACTED]

Subtotal Cost

=====
[REDACTED]

DISTRIBUTION OF COLLECTIONS

Salvage

[REDACTED]

Replaced Item

[REDACTED]

Total Cost minus Replaced Item and Salvage

[REDACTED]

REDACTED

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Exhibit LB-4
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PART L

OSPCM System:
GENERATED: 05/10/2007, 11:52

RQST BY: [REDACTED]

***** LABOR RATE SUMMARY *****
OSPCM REPORT: 502, PART L

CMC: GNVC

JOB: 73N62051N
BILLING? N PRICING DATE: 05/10/2007

PAC CLASS	LABOR CLASS	RES ID	RESOURCE DESCRIPTION	LOADED LABOR HOURS	RATE/HOUR	TOTAL
-	-	-	-----	-----	-----	-----
C	BS	FGDLC1	DLC CREW	[REDACTED]	[REDACTED]	[REDACTED]
C	BS	FGBKS3	PLACE&SPLICE BKVL	[REDACTED]	[REDACTED]	[REDACTED]
C	BP	FGBKS3	PLACE&SPLICE BKVL	[REDACTED]	[REDACTED]	[REDACTED]

Avalon, Phase II - 20% Take Rate

AVALON						
					Assumes Construction in three phases	
ARPU					Phase 2B	
Take Rate %	20%				Phase 2A	
					Phase 3	
						476
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Units per Year						
1/2 Year						
Cumulative						
Revenue per year						
Cumulative Rev						155,212.80
					SN454 Costs =	\$326,819
					Net Amount Billable to Developer	\$ 171,606.20

REDACTED