

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for original water
and wastewater Certificates in Sumter
County by South Sumter Utility Company, LLC

DOCKET NO.: 20160220-WS

PETITION TO ESTABLISH RATES AND CHARGES

Applicant, SOUTH SUMTER UTILITY COMPANY, L.L.C. (“SSU” or “Utility”), by and through its undersigned attorneys files petition to establish rates and charges and in support thereof states:

1. On October 11, 2016, SSU filed an Application in this Docket for original water and wastewater certificates in Sumter County, Florida and requested that the ratemaking portion of the proceeding be bifurcated, and requested a temporary waiver of the Rules which required tariffs and documentation for ratemaking.

2. On February 24, 2017, this Commission by Order No. PSC-17-0059-PAA-WS, granted SSU’s request for a temporary waiver of the ratemaking rules, and granted SSU Water Certificate 669-W and Wastewater Certificate 571-S.

3. SSU anticipates commencing service to customers by May 2018.

4. Pursuant to Rule 25-30.033(1)(r), F.A.C., detailed financial statements are included in the Accounting Information schedules dated October, 2017, attached hereto as Exhibit “A”.

6. Pursuant to Rule 25.30.033(1)(t), F.A.C., a cost study including customer growth projection are included in the Engineer’s Report of Farner, Barley & Associates, Inc. dated September 22, 2017, attached hereto as Exhibit “B”.

7. Pursuant to Rule 25-30.033(1)(u), F.A.C., a schedule showing the projected cost of the proposed utility systems by USOA account number, when the systems are operating at 80% of design capacity are included in the Accounting Information schedules dated October, 2017, attached hereto as Exhibit “A”..

8. Pursuant to Rule 25-30.033(1)(v), F.A.C., a schedule showing the operating expenses by USOA account numbers when the systems are operating at 80% of design capacity

are included in the Accounting Information schedules dated October, 2017, attached hereto as Exhibit "A".

9. Pursuant to Rule 25.30.033(1)(w), F.A.C., a schedule showing the projected capital structure is included in the Accounting Information schedules dated October, 2017, attached hereto as Exhibit "A".

10. Pursuant to Rule 25-30.033(1)(k), F.A.C., the original of the proposed Water Tariff and Wastewater Tariff, containing all rates, classifications, charges, rules and regulations of SSU are attached hereto as Exhibit "C".

WHEREFORE, SOUTH SUMTER UTILITY COMPANY, L.L.C. respectfully requests that the Commission establish initial rates and charges consistent with the Accounting Information schedules dated October, 2017, attached hereto as Exhibit "A".

Respectfully submitted on this 12th day of
October, 2017, by:

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EXHIBIT “A”

South Sumter Utility Company, LLC

Application for Original Certificate

Accounting Information

Docket No. 20160220-WS

October 2017

South Sumter Utility Company, LLC
Initial Rates and Charges
Docket No.: 20160220-WS

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South Sumter Utility Company, LLC
Initial Rates and Charges
Projected Rate Base at 100% and 80% of Designed Capacity

Line No	Description	12/31/2022 100%	12/31/2021 80%	Referenced Schedule No.
1	Water Rate Base			
2				
3	Utility Plant in Service	\$ 30,098,803	\$ 30,098,803	1 A
4	Accumulated Depreciation	(3,110,345)	(2,237,520)	1 A Support
5	Contributions in Aid of Construction	(16,690,091)	(15,264,648)	1 A Support
6	Accumulated Amortization of CIAC	988,804	617,237	1 A Support
7	Working Capital Allowance (1/8 O&M)	202,960	191,984	
8	Water Rate Base	<u>\$ 11,490,130</u>	<u>\$ 13,405,856</u>	
9				
10				
11				
12	Wastewater Rate Base			
13				
14	Utility Plant in Service	\$ 41,797,661	\$ 41,797,661	1 B
15	Accumulated Depreciation	(4,353,193)	(3,052,616)	1 B Support
16	Contributions in Aid of Construction	(19,226,917)	(17,584,812)	1 B Support
17	Accumulated Amortization of CIAC	1,139,098	711,054	1 B Support
18	Working Capital Allowance (1/8 O&M)	335,934	188,054	
19	Wastewater Rate Base	<u>\$ 19,692,583</u>	<u>\$ 22,059,340</u>	

South Sumter Utility Company, LLC
Initial Rates and Charges
Pro Forma Water Utility Plant
Projected December 31, 2022

Line No.	NARUC Acct.	Description	Water	Accumulated Depreciation
1	301	Organization	\$ 42,655	\$ 4,799
2	302	Franchises		
3		Intangible - WTP donated to Wildwood (1)	8,544,833	1,769,137
4	303	Land and Land Rights		
5	304	Structures and Improvements		
6	305	Collecting and Impounding Reservoirs		
7	306	Lake, River and Other Intakes		
8	307	Wells and Springs		
9	309	Supply Mains		
10	310	Power Generation Equipment		
11	311	Pumping Equipment		
12	320	Water Treatment Equipment		
13	330	Distribution Reservoirs and Standpipes		
14	331	Transmission and Distribution Mains	16,825,315	1,046,757
15	333	Services	3,834,000	241,875
16	334	Meters and Meter Installation		
17	335	Hydrants	852,000	47,778
18	339	Other Plant and Miscellaneous Equipment		
19	340	Office Furniture and Equipment		
20	341	Transportation Equipment		
21	343	Tools, Shop and Garage Equipment		
22	345	Power Operated Equipment		
23	346	Communication Equipment		
24	348	Other Tangible Plant		
25			<u>\$ 30,098,803</u>	<u>\$ 3,110,345</u>
26				
27		Treatment Capacity (gpd)	N/A	N/A ERCs
28		(868,285 gpd WTP to be built and donated to City of Wildwood,		
29		treated water to be purchased under a bulk agreement)		
30		Line Capacity		8,542 ERCs
31		ERC =		86 GPD
32				
33	Notes:	(1) Water Treatment Plant Cost including overheads	8,414,997	Engineer's Report Table C
34		Land - 3.57 ac x \$19,054.88/ac	68,026	
35		Water Use Permit	61,810	
36		Total	<u>8,544,833</u>	

**South Sumter Utility Company, LLC
Initial Rates and Charges
Pro Forma Wastewater Utility Plant
Projected December 31, 2022**

Line No.	NARUC Acct.	Description	Wastewater	Accumulated Depreciation
1	351	Organization	\$ 42,655	\$ 4,799
2	352	Franchises		
3		Intangible - Fee to Leesburg	9,000,000	1,012,500
4	353	Land and Land Rights		
5	354	Structures and Improvements		
6	360	Collecting Wastewater - Force	11,339,875	1,472,746
7	361	Collecting Wastewater - Gravity	8,184,046	480,140
8	362	Special Collecting Structures		
9	363	Services to Customers	6,393,785	424,466
10	364	Flow Measuring Devices		
11	365	Flow Measuring Installations		
12	370	Receiving Wells		
13	371	Pumping Equipment	6,837,300	958,542
14	380	Treatment and Disposal Equipment		
15	381	Plant Sewers		
16	382	Outfall Wastewater Lines		
17	389	Other Plant and Miscellaneous Equipment		
18	390	Office Furniture and Equipment		
19	391	Transportation Equipment		
20	393	Tools, Shop and Garage Equipment		
21	395	Power Operated Equipment		
22	398	Other Tangible Plant		
23			<u>\$ 41,797,661</u>	<u>\$ 4,353,193</u>
24				
25		Treatment Capacity	N/A	ERCs
26		Wastewater Treatment to be purchased per bulk		
27		agreement with the City of Leesburg		
28		Line Capacity (per factored ERCs)	8,542	ERCs
29		ERC =		86 GPD

South Sumter Utility Company, LLC
Initial Rates and Charges
Pro Forma Balance Sheet at 100% Design
Projected December 31, 2022

Line No.	NARUC Acct.	Assets and Other Debits	
1	101	Utility Plant In Service	\$ 71,896,463
2	103	Property Held For Future Use	
3	104	Utility Plant Purchased or Sold	
4	105	Construction Work in Progress	
5	108	Accumulated Depreciation and Amortization of UPIS	(7,463,539)
6	114	Utility Plant Acquisition Adjustments	
7	115	Accumulated Amortization of Utility Plant Acquisition Adjustments	
8	121	Nonutility Property	
9	122	Accumulated Depreciation and Amortization of Nonutility Property	
10	124	Utility Investments	
11	131	Cash	380,038
12	132	Special Deposits	
13	141	Customer Accounts Receivable	319,311
14	143	Accumulated Provision of Uncollectible Accounts - CR	
15	151	Plant Material and Supplies	
16	174	Miscellaneous Current and Accrued Assets	
17	186	Miscellaneous Deferred Debits	
18	190	Accumulated Deferred Income Taxes	
19		Total Assets and Other Debits	<u>\$ 65,132,273</u>
20			
21		Equity Capital	
22	201	Common Stock Issued	
23	204	Preferred Stock Issued	
24	211	Other Paid In Capital	27,825,890
25	215	Retained Earnings	3,071,286
26	218	Proprietary Capital	
27		Liabilities and Other Credits	
28	224	Long Term Debt	
29	231	Accounts Payable	126,679
30	232	Notes Payable	
31	235	Customer Deposits	319,311
32	236	Accrued Taxes	
33	237	Accrued Interest	
34	241	Miscellaneous Current and Accrued Liab.	
35	252	Advances for Construction	
36	253	Other Deferred Credits	
37	255	Accumulated Deferred Investment Tax Credits	
38	265	Accumulated Deferred Investment Tax Credits	
39	271	Contributions in Aid of Construction (CIAC)	35,917,008
40	272	Accumulated Amortization of CIAC	(2,127,901)
41	281	Accumulated Deferred Income Taxes -Accelerated Amortization	
42	282	Accumulated Deferred Income Taxes -Liberalized Depreciation	
43	283	Accumulated Deferred Income Taxes - Other	
44		Total Equity, Liabilities and Other Credits	<u>\$ 65,132,273</u>

South Sumter Utility Company, LLC
Initial Rates and Charges
Water System
Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity
Projected December 31, 2021

Line No.	NARUC Acct. No.	Description	Water
1	601	Salaries and Wages - Employees	
2	603	Salaries and Wages - Other	
3	604	Employees Pensions and Benefits	
4	610	Purchased Water (1)	631,978
5	615	Purchased Power	
6	616	Fuel for Power Production	
7	618	Chemicals	
8	620	Materials and Supplies	
9	630	Contract Services (2)	903,893
10	640	Rents	
11	650	Transportation Expense	
12	655	Insurance Expense	
13	665	Regulatory Commission Expense	
14	670	Bad Debt Expense	
15	675	Miscellaneous Expense	
16	403	Depreciation - Net of CIAC Amortization	481,464
17	407	Amortization Expense - Org Cost	1,066
18	408	Taxes Other Than Income (3)	152,291
19		Total Expenses	<u>2,170,693</u>
20			
21		Average Cost per customer per month	<u>\$ 16.94</u>
22			
23	(1)	Purchased Water	
24		6560 X 106 gpd X 365 days	<u>253,806,400</u>
25		\$2.49 per 1000 gallons	<u>631,978</u>
26			
27	(2)	Contract services	
28		Management - \$9.55 per residential per month W+S	375,888
29		Distribution contractor O&M	495,860
30		Administrative	
31		Engineering - \$6,697/month X 80% for W+S	<u>32,146</u>
32		Total	<u>903,893</u>
33	(3)	Taxes other than Income	
34		Property Taxes (net tangible plant X millage)	
35		(20,174,905 X 11.7358%)	2,368
36		Regulatory Assessment Fees	<u>149,924</u>
37		Total	<u>152,291</u>

South Sumter Utility Company, LLC
Initial Rates and Charges
Wastewater System
Pro Forma Expenses for Wastewater Utility based on projections at 80% Design Capacity
Projected December 31, 2021

Line No.	NARUC Acct. No.	Description	Wastewater
1	701	Salaries and Wages - Employees	
2	703	Salaries and Wages - Other	
3	704	Employees Pensions and Benefits	
4	710	Purchased Wastewater Treatment (1)	578,693
5	711	Sludge Removal Expense	
6	715	Purchased Power	
7	716	Fuel for Power Production	
8	718	Chemicals	
9	720	Materials and Supplies	
10	730	Contract Services (2)	925,737
11	730	Contract Services - VCCDD Admin + Tech Fees	
12	740	Rents	
13	750	Transportation Expense	
14	755	Insurance Expense	
15	765	Regulatory Commission Expense	
16	770	Bad Debt Expense	
17	775	Miscellaneous Expense	
18	775	Miscellaneous Expense - Permit Fees	
19	403	Depreciation - Net of CIAC Amortization	803,038
20	407	Amortization Expense - Org Cost	1,066
21	408	Taxes Other Than Income (3)	202,410
22		Total Expenses	<u>\$ 2,510,944</u>
23			
24		Average cost per customer per month	<u>\$ 19.60</u>
25			
26	(1)	Purchased Wastewater Treatment	
27		Gallorage charge	
28		6560 X 97 gpd X 365 days	<u>232,256,800</u>
29		\$2.73395 per 1000 gallons	578,319
30		Base Charge \$31.10 per month X 12 months	<u>373</u>
31			<u>\$ 578,693</u>
32	(2)	Contract services	
33		Management - \$9.55 per residential per month W+S	375,888
34		Collection contractor O&M	517,703
35		Administrative	
36		Engineering - \$6,697/month X 80% for W+S	32,146
37		Total	<u>\$ 925,737</u>
38	(3)	Taxes other than Income	
39		Property Taxes (net tangible plant X millage)	
40		(29,419,111 X 11.7358%)	3,453
39		Regulatory Assessment Fees	198,958
40		Total	<u>\$ 202,410</u>

South Sumter Utility Company, LLC
Initial Rates and Charges
Service Availability Charge Analysis for Water
Projected December 31, 2022

Line No.	Description	Water
1	Gross Book Value	\$ 30,098,803
2	Land	\$ -
3	Depreciable Plant	\$ 30,098,803
4	Accumulated Depreciation to Date	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 3,110,345
6	Net Plant at Design Capacity (includes land)	\$ 25,597,415
7	Transmission & Distribution / Collection Lines	\$ 16,825,315
8	Minimum Level of C.I.A.C.	55.90%
9	C.I.A.C. to Date	\$ -
10	Accumulated Amortization of C.I.A.C. to Date	\$ -
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ -
12	Future Customers (ERC) to be Connected	8,542
13	Composite Depreciation Rate	2.99%
14	Number of Years to Design Capacity	5
15	Existing Service Availability Charge Per ERC	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%
17	Requested Service Availability Charge Per ERC	\$ 1,954.00
18	Level of C.I.A.C. at Design Capacity	60.25%
19	Minimum Service Availability Charge Per ERC	\$ 1,813.00
20	Level of C.I.A.C. at Design Capacity	55.90%
21	Maximum Service Availability Charge Per ERC	\$ 2,433.00
22	Level of C.I.A.C. at Design Capacity	75.00%
23	Requested Service Availability Charge Per ERC	<u>\$ 1,954.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 22.72</u>

South Sumter Utility Company, LLC
Initial Rates and Charges
Service Availability Charge Analysis for Wastewater
Projected December 31, 2022

Line No.	Description	Wastewater
1	Gross Book Value	\$ 41,797,661
2	Land	\$ -
3	Depreciable Plant	\$ 41,797,661
4	Accumulated Depreciation to Date	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 4,353,193
6	Net Plant at Design Capacity (includes land)	\$ 35,085,179
7	Transmission & Distribution / Collection Lines	\$ 19,523,921
8	Minimum Level of C.I.A.C.	46.71%
9	C.I.A.C. to Date	\$ -
10	Accumulated Amortization of C.I.A.C. to Date	\$ -
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ -
12	Future Customers (ERC) to be Connected	8,542
13	Composite Depreciation Rate	3.21%
14	Number of Years to Design Capacity	5
15	Existing Service Availability Charge Per ERC	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%
17	Requested Service Availability Charge Per ERC	\$ 2,251.00
18	Level of C.I.A.C. at Design Capacity	50.33%
19	Minimum Service Availability Charge Per ERC	\$ 2,089.00
20	Level of C.I.A.C. at Design Capacity	46.71%
21	Maximum Service Availability Charge Per ERC	\$ 3,355.00
22	Level of C.I.A.C. at Design Capacity	75.00%
23	Requested Service Availability Charge Per ERC	<u>\$ 2,251.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 26.17</u>

**South Sumter Utility Company, LLC
Initial Rates and Charges
Cost Justification for Service and Meter Installation Fees**

Line No.	Description	<u>5/8 x 3/4"</u>	<u>Other Sizes</u>
1	Cost of Meter and Fittings, including installation	\$ 285	Actual Cost
2			
3	Meter Box	\$ 22	
4			
5	Labor to Install (contractor flat fee)	\$ 95	
6			
7	Total	<u>\$ 402</u>	

South Sumter Utility Company, LLC
Initial Rates and Charges
Cost Justification for Miscellaneous Service Charges
Docket No.: 20160220-WS

Line No.	Description	Charge During Regular Business Hours	Charge After Regular Business Hours
1	Initial Connection (1)	\$35.13	N/A
2			
3	Normal Reconnection (1)	\$35.13	N/A
4			
5	Violation Reconnection	Actual Cost	Actual Cost
6			
7	Premise Visit Charge (1)	\$35.13	N/A
8			
9	Damaging / Tampering / Altering Meter or Utility System	Actual Cost	Actual Cost
10			
11	Backflow Prevention Assembly Testing / Repair / Installation	Actual Cost	Actual Cost
12			
13	Grease and Oil Collection Device Cleaning/Repair/Installation	Actual Cost	Actual Cost
14			
15	Water Meter Testing Fee (2)	\$48.93	N/A
16			
17	Deposit for Temporary Meter	Actual Meter Cost	N/A
18			
19	Late Fee	\$5.00	
20			
21	Notes:		
22	(1) Direct expense of outside service	\$27.60	
23	Customer service cost	<u>\$7.53</u>	
24	Total	\$35.13	
25			
26	(2) Direct expense of outside service	\$41.40	
27	Customer service cost	<u>\$7.53</u>	
28	Total	\$48.93	

South Sumter Utility Company, LLC
Initial Rates and Charges
Proof of Revenue
Projected December 31, 2021

Line No		Rates for Revenue	Requested Rates	Total ERCs	Total Gallons	Revenue Required Annual Revenue	Rates Requested Annual Revenue
1	Revenue Proof For Water						
2	Requested Rates - Residential - Monthly						
3	Base Facility Charge	\$ 24.21	\$ 20.30	78,720		\$ 1,906,000.13	\$ 1,598,016.00
4	Gallonge Charge						
5	First 3,000 gls	\$ 4.79	\$ 4.75		172,971	\$ 828,533.27	\$ 821,614.42
6	Over 3,000 gls	\$ 7.19	\$ 7.08		32,947	\$ 236,888.53	\$ 233,264.36
7	Total Residential Revenues					\$ 2,971,421.93	\$ 2,652,894.78
8	Average Residential Bill					\$ 37.75	\$ 33.70
9							
10	Requested Rates - General Service						
11	5/8" x 3/4"	\$ 24.21	\$ 20.30	749		\$ 18,128.45	\$ 15,200.64
12	3/4"	36.32	30.45	326		11,854.85	9,938.88
13	1"	60.53	50.75	182		11,040.67	9,256.80
14	1-1/2" Turbine	121.05	101.50	96		11,620.80	9,744.00
15	2" Turbine	193.68	162.40	96		18,593.28	15,590.40
16	3" Turbine	423.68	355.25	19		8,134.66	6,820.80
17	Charge per 1,000 gallons	\$ 5.61	\$ 4.46		27,029	\$ 151,632.58	\$ 120,549.25
18	Total General Service Revenues					\$ 231,005.28	\$ 187,100.77
19	Average General Service Bill					\$ 157.27	\$ 127.38
20							
21	Revenues from Miscellaneous Charges	\$ 35.13	\$ 35.13	1,121		\$ 39,380.73	\$ 39,380.73
22							
23	Total Water Revenue at 80% Design Capacity					\$ 3,241,807.94	\$ 2,879,376.28
24							
25							
26	Revenue Proof For Wastewater						
27	Requested Rates - Residential - Monthly						
28	Base Facility Charge	\$ 34.67	\$ 26.00	78,720		\$ 2,728,911.81	\$ 2,046,720.00
29	Gallonge Charge (maximum 10,000 gls)	\$ 6.46	\$ 5.33		205,918	\$ 1,330,232.86	\$ 1,097,545.07
30	Total Residential Revenues					\$ 4,059,144.67	\$ 3,144,265.07
31	Average Residential Bill					\$ 51.56	\$ 39.94
32							
33	Requested Rates - General Service						
34	5/8" x 3/4"	\$ 34.67	\$ 26.00	749		\$ 25,957.94	\$ 19,468.80
35	3/4"	52.00	39.00	326		16,972.80	12,729.60
36	1"	86.67	65.00	182		15,808.61	11,856.00
37	1-1/2" Turbine	173.33	130.00	96		16,639.68	12,480.00
38	2" Turbine	277.33	208.00	96		26,623.68	19,968.00
39	3" Turbine	606.66	455.00	19		11,647.87	8,736.00
40	Charge per 1,000 gallons	\$ 7.75	\$ 5.56		27,029	\$ 209,474.59	\$ 150,281.13
41	Total General Service Revenues					\$ 323,125.18	\$ 235,519.53
42	Average General Service Bill					\$ 219.99	\$ 160.35
43							
44	Revenues from Miscellaneous Charges	\$ 35.13	\$ 35.13	1,121		\$ 39,380.73	\$ 39,380.73
45							
46	Total Wastewater Revenue at 80% Design Capacity					\$ 4,421,650.58	\$ 3,419,165.33

Questionnaire

1. Number of connections anticipated:

<u>WATER</u>	1 st Year	2 nd Year	3 rd Year
Residential 5/8" x 3/4" meter	See Engineers Report, Table A		
Residential _____" meter	_____	_____	_____
Multiple dwelling units	_____	_____	_____
Commercial	_____	_____	_____
Fire Protection	_____	_____	_____
TOTAL	=====	=====	=====

<u>WASTEWATER</u>	1 st Year	2 nd Year	3 rd Year
Residential	See Engineers Report, Table B		
Multiple dwelling units	_____	_____	_____
Commercial	_____	_____	_____
TOTAL	=====	=====	=====

2. Describe the anticipated type of customers, i.e., mobile homes, condominiums, single family, retirement areas, golf courses, pools, clubhouses, industrial, etc.

Residential customers will consist of conventionally built single-family detached and attached homes. The homes will be part of The Villages development, which is a retirement community being developed in Sumter, Lake, and Marion Counties. Commercial facilities within the proposed SSU service territory will be developed around commercial centers. The primary types of commercial customers anticipated to be served include offices, retail stores, and restaurants. Additional supporting uses may include institutional/educational uses, medical facilities, and recreational facilities.

3. How many years will it take for the utility to reach design capacity? 5 years

4. Give the approximate date you anticipate having your first connection. April 2018

5. Do you anticipate future expansion or additional phases of construction? Yes
(Yes or No)

Questionnaire, continued

6. Describe briefly any developer agreements you anticipate and enclose a copy of any existing agreements, i.e., contributions of lines, etc. None.

Attachment No. _____

7. Attach a copy of the deed for the land on which the plant facilities are located.

Not Applicable

Attachment No. _____

8. Provide number and date of issuance of any permit(s) obtained from Florida Department of Environmental Protection for construction of water or wastewater facilities. 0352811-001-DMC/CM (4/17/17), 0124846-188-DS (7/20/2017), 0124846-186-DS (7/27/2017), 0124846-185-DS (7/27/2017), 0124846-187-DS (7/27/2017), 0124846-189-DS (7/27/2017), 0124846-190-DS (8/8/2017), 0124846-191-DS (8/8/2017), 0124846-192-DS (8/8/2017), 0124846-193-DS (8/11/2017), 0124846-195-DS (8/14/2017), 0124846-194-DS (8/14/2017), 0124846-196-DS (8/14/2017)

9. Estimated gallons of water to be sold per month, at 80% of design capacity, by customer class:

Residential 5/8" x 3/4" meter	<u>17,159,867</u>
Residential _____ " meter	_____
Multiple dwelling units	_____
Commercial	<u>2,252,415</u>
Fire Protection	_____

10. Describe the water treatment system, i.e., number of wells, storage capacity, type of water treatment. Water will be purchased under a bulk agreement with the City of Wildwood. Under that agreement, the utility will design and construct the water treatment facility and donate it to the City of Wildwood.
See Engineers Report, page 6 "Water Treatment Facility" and Exhibit A

Type	2018	2019	2020	2021	2022	2023	TOTAL
Cumm. Homes	900	2200	2200	2200	700	0	8200
331 T & D	\$3,047,976	\$4,522,488	\$3,506,587	\$3,825,367	\$1,922,897		\$16,825,315
333 Services	\$405,000	\$1,009,800	\$1,029,600	\$1,049,400	\$340,200		\$3,834,000
335 Hydrants	\$90,000	\$224,400	\$228,800	\$233,200	\$75,600		\$852,000

Organization Cost (2017)							
Milian, Swain & Associates	7,456						
Friedman & Friedman	16,739						
Arnett Environmental	7,772						
Farner Barley	7,500						
Filing Fee	3,000						
Expense	188						
	\$42,655	\$0	\$0	\$0	\$0	\$0	\$42,655
Intangible	\$8,544,833						\$8,544,833
TOTAL	\$12,173,118	\$5,756,688	\$4,764,987	\$5,107,967	\$2,338,697	\$0	\$30,098,803

CIAC Table							
Fee	\$ 1,954.00	Schedule 4					
Total T&D cost	21,511,315	Schedule 1B					
Total Factored ERCs	8,542	Capacity					
Year	2018	2019	2020	2021	2022	2023	TOTAL
Factored ERCs	933	2,303	2,273	2,304	730	0	8,542
Annual CIAC	\$1,823,082	\$4,499,085	\$4,441,442	\$4,501,039	\$1,425,443	\$0	\$16,690,091

Engineering, permitting and construction admin included

Type	Depreciation Life	Annual addition for year						Accumulated Depreciation				
		2018	2019	2020	2021	2022	2023	2018	2019	2020	2021	2022
ERC												
331 T & D	43	\$ 70,883	\$ 105,174	\$ 81,549	\$ 88,962	\$ 44,719	\$ -	\$ 35,442	\$ 158,912	\$ 375,743	\$ 677,830	\$ 1,046,757
333 Services	40	\$ 10,125	\$ 25,245	\$ 25,740	\$ 26,235	\$ 8,505	\$ -	\$ 5,063	\$ 27,810	\$ 76,050	\$ 150,278	\$ 241,875
335 Hydrants	45	\$ 2,000	\$ 4,987	\$ 5,084	\$ 5,182	\$ 1,680	\$ -	\$ 1,000	\$ 5,493	\$ 15,022	\$ 29,684	\$ 47,778

Organization Cost (2017)	40	\$ 1,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 533	\$ 1,600	\$ 2,666	\$ 3,732	\$ 4,799
Intangible	4.60%	\$ 393,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,571	\$ 589,712	\$ 982,854	\$ 1,375,995	\$ 1,769,137
TOTAL											\$2,237,520	\$3,110,345

CIAC Table												
Year	Amortization	2018	2019	2020	2021	2022	2023	2018	2019	2020	2021	2022
Annual CIAC	43	\$ 42,397	\$ 104,630	\$ 103,289	\$ 104,675	\$ 33,150	\$ -	\$ 21,199	\$ 115,911	\$ 314,583	\$ 617,237	\$ 988,804

Engineering, permitting and construction admin included

Type	Depreciation Expense				
	2018	2019	2020	2021	2022
ERC					
331 T & D	\$ 35,442	\$ 123,470	\$ 216,832	\$ 302,087	\$ 368,927
333 Services	\$ 5,063	\$ 22,748	\$ 48,240	\$ 74,228	\$ 91,598
335 Hydrants	\$ 1,000	\$ 4,493	\$ 9,529	\$ 14,662	\$ 18,093

Organization Cost (2017)	\$ 533	\$ 1,066	\$ 1,066	\$ 1,066	\$ 1,066
Intangible	\$ 196,571	\$ 393,141	\$ 393,141	\$ 393,141	\$ 393,141
TOTAL			\$785,184	\$872,826	

CIAC Table					
Year	2018	2019	2020	2021	2022
Annual CIAC	\$ 21,199	\$ 94,712	\$ 198,672	\$302,654	\$371,567

Engineering, permitting and construction admin included

Type	2018	2019	2020	2021	2022	TOTAL
Cumm. Homes	900	3100	5300	7500	8200	
Sewer Laterals	\$675,000	\$1,683,000	\$1,716,371	\$1,751,084	\$568,331	\$6,393,785
Collec. Sys	\$864,000	\$2,154,240	\$2,196,954	\$2,241,387	\$727,465	\$8,184,046
Force Main	\$8,008,265	\$1,200,344	\$1,294,882	\$288,601	\$547,783	\$11,339,875
Master LS	\$722,250	\$1,800,810	\$1,836,120	\$1,871,430	\$606,690	\$6,837,300
Wastewater Treatment						\$0

Organization Cost						
Milian, Swain & Associates	7,456.25					
Friedman & Friedman	16,739.00					
Arnett Environmental	7,771.88					
Farner Barley	7,500.00					
Filing Fee	3,000.00					
Expense	187.50					
Organization Cost	\$42,655	\$0	\$0	\$0	\$0	\$42,655

Intangible	\$9,000,000					\$9,000,000
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TOTAL	\$17,815,824	\$3,001,154	\$3,131,002	\$2,160,031	\$1,154,473	\$41,797,661
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CIAC Table						
Fee	\$ 2,251.00					
Total cost 2023	25,917,706	Schedule 1B				
Total Factored ERCs	8,542	Capacity				
Year	2018	2019	2020	2021	2022	TOTAL
Factored ERCs	933	2,303	2,273	2,304	730	8,542
Annual CIAC	\$2,100,183	\$5,182,928	\$5,116,523	\$5,185,179	\$1,642,105	\$19,226,917

Type	Depreciation Life	Annual addition for year					Accumulated Depreciation				
		2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Cumm. Homes											
Sewer Laterals	38	\$ 17,763	\$ 44,289	\$ 45,168	\$ 46,081	\$ 14,956	\$ 8,882	\$ 48,789	\$ 133,426	\$ 263,687	\$ 424,466
Collec. Sys	43	\$ 20,093	\$ 50,099	\$ 51,092	\$ 52,125	\$ 16,918	\$ 10,047	\$ 55,189	\$ 150,926	\$ 298,273	\$ 480,140
Force Main	30	\$ 266,942	\$ 40,011	\$ 43,163	\$ 9,620	\$ 18,259	\$ 133,471	\$ 420,419	\$ 748,954	\$ 1,103,880	\$ 1,472,746
Master LS	18	\$ 40,125	\$ 100,045	\$ 102,007	\$ 103,968	\$ 33,705	\$ 20,063	\$ 110,210	\$ 301,383	\$ 595,544	\$ 958,542
Wastewater Treatment	18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Organization Cost	40	\$ 1,066	\$ -	\$ -	\$ -	\$ -	\$ 533	\$ 1,600	\$ 2,666	\$ 3,732	\$ 4,799
Intangible	40	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 112,500	\$ 337,500	\$ 562,500	\$ 787,500	\$ 1,012,500
TOTAL										\$3,052,616	\$4,353,193

CIAC Table											
Year	Amortization	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Annual CIAC	43	\$ 48,841	\$ 120,533	\$ 118,989	\$ 120,586	\$ 38,188	\$ 24,421	\$ 133,529	\$ 362,398	\$711,054	\$1,139,098

Type	Depreciation Expense				
	2018	2019	2020	2021	2022
Cumm. Homes					
Sewer Laterals	\$ 8,882	\$ 39,908	\$ 84,636	\$ 130,261	\$ 160,779
Collec. Sys	\$ 10,047	\$ 45,142	\$ 95,738	\$ 147,346	\$ 181,868
Force Main	\$ 133,471	\$ 286,948	\$ 328,535	\$ 354,926	\$ 368,866
Master LS	\$ 20,063	\$ 90,148	\$ 191,173	\$ 294,161	\$ 362,998
Wastewater Treatment	\$ -	\$ -	\$ -	\$ -	\$ -

Organization Cost	\$ 533	\$ 1,066	\$ 1,066	\$ 1,066	\$ 1,066
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Intangible	\$ 112,500	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000
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TOTAL				\$1,152,761	\$1,300,577
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CIAC Table					
Year	2018	2019	2020	2021	2022
Annual CIAC	\$ 24,421	\$ 109,108	\$ 228,869	\$348,656	\$428,043

South Sumter Utility Company, LLC
Initial Rates and Charges
Projected Net Operating Income
Projected 12/31/2021

Line No.	Projected Costs	Additional Revenues and RAFs	Required Revenues	Requested Revenues
1	Water			
2	Operating Revenue	\$ 3,331,640	\$ 3,331,640	\$ 2,879,376
3				
4	Operating Expenses			
5	Operation & Maintenance Expenses	\$ 1,535,871	\$ 1,535,871	\$ 1,535,871
6	Depreciation net of CIAC Amortization	481,464	481,464	481,464
7	Amortization	1,066	1,066	1,066
8	Taxes Other Than Income	2,368	\$ 149,924	131,940
9	Total Operating Expenses	\$ 2,020,769	\$ 149,924	\$ 2,150,341
10				
11	Net Operating Income (Loss)	\$ (2,020,769)	\$ 3,181,716	\$ 729,035
12				
13	Rate Base	\$ 13,405,856	\$ 13,405,856	\$ 13,405,856
14				
15	Rate of Return (1)		8.66%	5.44%
16				
17				
18	Wastewater			
19	Operating Revenue	\$ 4,421,283	\$ 4,421,283	\$ 3,419,165
20				
21	Operating Expenses			
22	Operation & Maintenance Expenses	\$ 1,504,429	\$ 1,504,429	\$ 1,504,429
23	Depreciation net of CIAC Amortization	803,038	803,038	803,038
24	Amortization	1,066	1,066	1,066
25	Taxes Other Than Income	3,453	\$ 198,958	157,315
26	Total Operating Expenses	\$ 2,311,986	\$ 198,958	\$ 2,465,849
27				
28	Net Operating Income (Loss)	\$ (2,311,986)	\$ 4,222,325	\$ 953,317
29				
30	Rate Base	\$ 22,059,340	\$ 22,059,340	\$ 22,059,340
31				
32	Rate of Return (1)		8.66%	4.32%
33				
34	(1) ORDER NO. PSC-17-0249-PAA-WS			

South Sumter Utility Company, LLC
Initial Rates and Charges
Water System
Calculation of Rates for Water Utility based on projections at 80% Design Capacity
Projected 12/31/2021

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage		Allocation Amount	
				Base Facility Charge	Gallonge Charge	Base Facility Charge	Gallonge Charge
1	601	Salaries and Wages - Employees					
2	603	Salaries and Wages - Other					
3	604	Employees Pensions and Benefits					
4	610	Purchased Water	631,978		100%	-	631,978
5	615	Purchased Power					
6	616	Fuel for Power Production					
7	618	Chemicals					
8	620	Materials and Supplies					
9	630	Contract Service	903,893	75%	25%	677,920	225,973
10	640	Rents					
11	650	Transportation Expense					
12	655	Insurance Expense					
13	665	Regulatory Commission Expense					
14	670	Bad Debt Expense					
15	675	Miscellaneous Expense					
16		Total Operations & Maintenance Expenses	<u>\$ 1,535,871</u>			<u>\$ 677,920</u>	<u>\$ 857,951</u>
17							
18	403	Depreciation - Net of CIAC Amortization	481,464	75%	25%	361,098	120,366
19							
20	407	Amortization Expense - Org Cost	1,066	75%	25%	800	267
21							
22	408	Taxes Other Than Income	152,291	75%	25%	114,219	38,073
23							
24		Net Operating Income	<u>1,160,947</u>	75%	25%	<u>870,710</u>	<u>290,237</u>
25							
26		Less: Revenues from Miscellaneous Charges	<u>(39,381)</u>	100%		<u>(39,381)</u>	<u>-</u>
27							
28		Total Revenue Requirement from Rates	<u>\$ 3,292,259</u>			<u>\$ 1,985,366</u>	<u>\$ 1,306,894</u>
29							
30		Factored Bills (Monthly factored bills X 12)				81,998	
31		Annual Billable Gallons					232,947
32							
33		Base Facility Charge				<u>\$ 24.21</u>	
34							
35		Gallonge Charge (per 1,000)					
36		Residential under 3000 gls	172,971				<u>\$ 4.79</u>
37		Residential over 3000 gls	32,947				<u>\$ 7.19</u>
38		General Service	27,029				<u>\$ 5.61</u>
39							
40		Monthly factored bills			80%		100%
41				Bills	Factored	Bills	Factored
42		5/8" (Res)	1	6,560	6,560	8,200	8,200
43		5/8" (Comm)	1	62	62	78	78
44		3/4"	1.5	27	41	34	51
45		1"	2.5	15	38	19	48
46		1-1/2" Turbine	5	8	40	10	50
47		2" Turbine	8	8	64	10	80
48		3" Turbine	17.5	2	28	2	35
49				<u>6,682</u>	<u>6,833</u>	<u>8,353</u>	<u>8,542</u>
50							
51		Annual billable gallons					
52		Residential Gallons (86 gpd)	205,918	6,560		8,200	
53		Under 3,000 gls (84%)	172,971				
54		Over 3,000 gls (16%)	32,947				
55		General Service Gallons (605 gpd)	<u>27,029</u>	<u>122</u>		<u>153</u>	
			<u>232,947</u>	<u>6,682</u>		<u>8,353</u>	

South Sumter Utility Company, LLC
Initial Rates and Charges
Wastewater System
Calculation of Rates for Wastewater Utility based on projections at 80% Design Capacity
Projected 12/31/2021

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage		Allocation Amount	
				Base Facility Charge	Gallonge Charge	Base Facility Charge	Gallonge Charge
1		Operations & Maintenance Expenses					
2	701	Salaries and Wages - Employees					
3	703	Salaries and Wages - Other					
4	704	Employees Pensions and Benefits					
5	710	Purchased Wastewater Treatment	578,693		100%	-	578,693
6	711	Sludge Removal Expense					
7	715	Purchased Power				-	-
8	716	Fuel for Power Production					
9	718	Chemicals					
10	720	Materials and Supplies				-	-
11	730	Contract Services	925,737	75%	25%	694,302	231,434
12	730	Contract Services - VCCDD Admin + Tech Fees				-	-
13	740	Rents				-	-
14	750	Transportation Expense					
15	755	Insurance Expense				-	-
16	765	Regulatory Commission Expense				-	-
17	770	Bad Debt Expense					
18	775	Miscellaneous Expense					
19		Total Operations & Maintenance Expenses	<u>\$ 1,504,429</u>			<u>\$ 694,302</u>	<u>\$ 810,127</u>
20							
21	403	Depreciation - Net of CIAC Amortization	803,038	75%	25%	602,278	200,759
22							
23	407	Amortization Expense - Org Cost	1,066	75%	25%	800	267
24							
25	408	Taxes Other Than Income	202,410	75%	25%	151,808	50,603
26							
27		Net Operating Income	<u>1,910,339</u>	75%	25%	<u>1,432,754</u>	<u>477,585</u>
28							
29		Less: Revenues from Miscellaneous Charges	<u>(39,381)</u>	100%		<u>(39,381)</u>	<u>-</u>
30							
31		Total Revenue Requirement from Rates	<u>\$ 4,381,902</u>			<u>\$ 2,842,561</u>	<u>\$ 1,539,341</u>
32							
33		Factored Bills (Monthly factored bills X 12)				81,998	
34		Annual Billable Gallons					232,947
35							
36		Base Facility Charge				<u>\$ 34.67</u>	
37							
38		Gallonge Charge (per 1,000) - Residential					<u>\$ 6.46</u>
39		Gallonge Charge (per 1,000) - General Service					<u>\$ 7.75</u>
40							
41		Monthly factored bills			80%		100%
42				Bills	Factored	Bills	Factored
43		5/8" (Res)	1	6,560	6,560	8,200	8,200
44		5/8" (Comm)	1	62	62	78	78
45		3/4"	1.5	27	41	34	51
46		1"	2.5	15	38	19	48
47		1-1/2" Turbine	5	8	40	10	50
48		2" Turbine	8	8	64	10	80
49		3" Turbine	17.5	2	28	2	35
50							
51				<u>6,682</u>	<u>6,833</u>	<u>8,353</u>	<u>8,542</u>
52							
53		Annual billable gallons		Annual	Adjusted		
54		Residential Gallons	205,918	205,918	164,734.7		
55		General Service Gallons	27,029	27,029	25,947.8		
56			<u>232,947</u>	<u>232,947</u>	<u>190,683</u>		

EXHIBIT “B”

Engineer's Report

South Sumter Utility Company, LLC

Water and Wastewater Systems

Prepared for:

SOUTH SUMTER UTILITY COMPANY, LLC
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6260

Prepared by:

FARNER, BARLEY & ASSOCIATES, INC.
4450 NE 83rd Road
Wildwood, Florida 34785
(352) 748-3126

SEPTEMBER 22, 2017

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2	Water and Wastewater Flow Projections	4
3	Proposed Water and Wastewater Systems	6
4	System Permitting	8
5	Implementation Plan	10
6	Conclusion	11

EXHIBITS

A	South Sumter Utility Water System Design Criteria
B	South Sumter Utility Wastewater Collection Transmission System Design Criteria

FIGURES

1	South Sumter Utility Company Service Area
2	SSU Service Area Water Treatment Facility
3	South Sumter Utility Company Water Distribution System Map
4	South Sumter Utility Company Wastewater Transmission Collection/Transmission System Location Map

TABLE OF CONTENTS (continued)

TABLES

- A SSU Water Demand Projections
- B SSU Wastewater Flow and Load Projections
- C SSU Water Treatment Facility Estimated Capital Costs
- D SSU Water Distribution System Estimated Capital Costs by Year
- E SSU Wastewater Collection and Transmission System Estimated Capital Costs by Year
- F SSU Total Estimated Capital Cost by Year
- G SSU Summary of Total Capital Costs by Year and Residential and Commercial Connections

SECTION 1 GENERAL INFORMATION

INTRODUCTION

On May 8, 2017, The Villages Land Company, LLC (Developer) entered into a development agreement with the City of Wildwood approving the Villages of Southern Oaks (which is an extension of the Villages) through a Chapter 163 agreement (as approved by Florida Statutes) entitling 4,518 acres in south Wildwood to allow a maximum of 11,000 dwelling units and 328,000 square feet of non-residential /commercial (the Development). All of which lies within the South Sumter Utility Company, LLC (SSU) service area as certificated through the Florida Public Service Commission which was granted approval in February 2017; certificate numbers are: 669-W and 571-S.

Pursuant to City of Wildwood Ordinance No. 02017, SSU was granted a franchise area enabling SSU to provide potable water and wastewater services for the Development. In September 2017, the City of Wildwood and SSU entered into a wholesale potable water and wastewater agreement allowing SSU to utilize the City's water capacity to serve the Villages of Southern Oaks development which allows SSU to wholesale purchase potable water, fire flow as well as wastewater treatment for a capacity up to 2,780 Equivalent Residential Connections (ERC). This ordinance also requires SSU to construct a new water treatment facility (WTF) to meet the future needs of the Villages of Southern Oaks development and upon completion of construction of the WTF it shall be transferred to the City of Wildwood for ownership, operation and maintenance. The agreement also allows SSU to bulk purchase wastewater capacity for approximately 2,780 ERC's to allow sufficient time for SSU to construct a wastewater transmission system to the City of Leesburg's Turnpike Wastewater Treatment Facility where it will be treated and disposed of in perpetuity through an agreement with the City of Leesburg, which is presently being drafted.

In July 2017, SSU entered into an agreement with the City of Leesburg for provision of wastewater services which will allow the City of Leesburg's Turnpike Wastewater Treatment Facility to provide treatment capacity up to 750,000 gallons per day for a period of five (5) years. This agreement serves as an interim agreement until such time that the City of Leesburg and SSU finalize the master wastewater service agreement for the provision of wastewater services within SSU to serve the Development in perpetuity. This agreement is being drafted and is anticipated to be approved prior to February 2018.

Upon final completion of the agreement with the City of Leesburg, SSU will own, operate, and maintain the potable water distribution systems within its service area while bulk purchasing potable water and fire flow from the City of Wildwood. SSU shall also provide a wastewater collection and transmission system within the SSU service area and shall bulk purchase wastewater treatment and disposal capacity from the City of Leesburg.

SSU SERVICE AREA

SSU will provide water and wastewater services for the Villages of Southern Oaks (Development) as depicted in Figure 1. SSU will serve the 4,518 acre Development which shall consist of the following approved land uses:

- 8,200 residential dwelling units
- 153 commercial connections

SSU filed an application with the Florida Public Service Commission (FPSC) in October 2016 to begin the approval process in order to obtain approval of the proposed service area. The FPSC Order was issued in February 2017.

In order to substantiate the viability of SSU, all residential units and non-residential establishments within the current Service Area will be required to connect to the SSU water and wastewater system by the development's deed restrictions.

At build-out of the current SSU service area in year 2023, SSU anticipates serving 8,200 residential units with an estimated population of 15,580 persons based on 1.9 people per dwelling unit as well as an estimated 153 commercial connections. The estimate of 1.9 people per dwelling unit and number of commercial connections has been provided by the Developer based upon historical data collected from within the previous Villages development.

SSU will be responsible for providing potable water and fire flow throughout its service area while bulk purchasing its water supply from the City of Wildwood pursuant to the agreements previously stated herein. SSU will also be responsible for providing wastewater collection and transmission throughout the SSU service area while bulk purchasing wastewater treatment and disposal capacity from the City of Leesburg pursuant to agreements previously stated herein. Irrigation water for all residential yards, commercial and common landscaped areas shall be provided by the Southeast Wildwood Water Conservation Authority (SEWWCA), a separate utility owned by the Developer. The SEWWCA utility system shall be designed independently of the SSU system. Reclaimed water from the City of Leesburg Wastewater Treatment Plant, collected stormwater runoff from the Development and water pumped from the Floridan Aquifer, shall be used as the source of all irrigation water for the Development. The reclaimed water supply and distribution system shall be constructed by the SEWWCA to serve the Development's irrigation demands separate and apart from the SSU system. The SEWWCA system shall be constructed concurrently with the SSU system.

The SSU service area will require the construction of one (1) water supply and treatment facility, related water distribution and transmission mains, wastewater collection and wastewater lift stations/transmission system mains. The estimated capital costs by category are as follows:

Water Treatment Plant	\$ 8,414,997
Water Distribution System	\$ 21,511,316
Wastewater Collection/Transmission System	\$ 32,755,006

Total Capital Costs for SSU \$ 62,681,319

Construction of the water and wastewater infrastructures is anticipated to begin in 2017 and be substantially complete in 2022. The estimated cost of the capital water and wastewater improvements for the SSU Service Area is **\$62,681,319**. See Table G for cost itemization by year and Table H for itemized cost by year and number of connections.

Capital costs associated with the construction of the water treatment facility and wastewater collection and transmission system have been itemized Tables C and D, respectively. Capital costs associated with the construction of the water distribution system have been estimated by year of development through build out of the service area and are itemized in Table E. Capital costs for the wastewater collection/transmission system have been estimated by year through development build out and are itemized in Table F.

SECTION 2 WATER AND WASTEWATER FLOW PROJECTIONS

WATER SYSTEM FLOW PROJECTIONS

In order to properly plan and design all of the components required to comprise the SSU water system, water demand projections as shown in Table A were itemized on an annual basis beginning in year 2018 through build-out in year 2023. These projections include residential and commercial demands, new home construction demands, and unaccounted losses in the water system, all based upon historic Villages demands and domestic water demand estimates taken from the “American Water Works Association Manual of Water Supply Practices” for municipalities utilizing dual water systems. Water demand projections were based upon historical demands documented within The Villages development. Documentation shows an average daily demand of 45.3 gpcd. The average daily demands (ADD) were based upon an estimated 86 gallons per single-family dwelling unit per day. Total build-out of the proposed SSU Service Area is anticipated to generate an average daily water demand of 0.868 mgd.

Historic demands within the Villages development indicate that demands on the system are affected by seasonal variations in population. The development experiences greater demands between the months of December and April. The ratio of maximum daily demand during these months to the annual average day water demand is 1.5. The ratio of peak hour demand (PHD) to average day demand (ADD) is 3.0. The water system design criteria for the proposed SSU Water Treatment Facility is shown in Exhibit A.

The water treatment facility (WTF), which consists of Wells No. 1 and No. 2 will begin construction in April 2018 and will be operational by April 2019. Once the facility is cleared with FDEP for operations and service, the facility will be deeded over to the City of Wildwood for ownership operation. Pursuant to agreements in place with the City of Wildwood, the City of Wildwood will provide potable water service and fire protection to the Development from their existing system until April 2019 when the proposed water treatment facility becomes operational.

One ERC for the SSU water system equates to a typical detached single-family dwelling unit as constructed within the Development. This definition is intended to reflect the annual average consumption per detached residential unit without regard to actual consumption. One (1) water ERC is hereby established and determined to be equal to a flow of eighty six (86) gallons per day (GPD) average annual basis. For all establishments other than detached single-family dwelling units, a total ERC value shall be determined as follows:

$$\text{Total ERC Value} = \frac{\text{Total Annual Average Daily Water Demand}}{86 \text{ GPD}}$$

Note: The Total Annual Average Daily Water Demand shall be calculated by the project engineer by using accepted engineering water demand standards.

WASTEWATER SYSTEM FLOW PROJECTIONS

In order to properly plan and design all of the components required to comprise the SSU wastewater system, wastewater demand projections as shown in Table B were itemized on an annual basis beginning in year 2018 through build-out in 2023. Wastewater flow projections were based upon historical flows documented within The Villages development. Documentation shows an annual average daily flow (AADF) of 45.3 gpcd, peaking factors of 1.25 for maximum month average daily flow (MMADF), and 3.0 for peak hour flows (PHF). Therefore these factors have been utilized in establishing the total wastewater flow projections for SSU. Total buildout of the proposed SSU service area is anticipated to generate wastewater flows of 0.798 mgd. Pursuant to agreements with the City of Leesburg, all wastewater treatment and disposal will be accommodated by the City of Leesburg Turnpike Wastewater Treatment Facility whereas SSU will be charged a bulk-rate fee for all wastewater flows treated by their facility.

One ERC for the SSU wastewater system equates to a typical detached residential dwelling unit as constructed within the Development. This definition is intended to reflect the annual average wastewater flow per detached residential unit without regard to actual flows. One (1) wastewater ERC is hereby established and determined to be equal to a flow of eighty six (86) gallons per day (GPD) average annual basis. For all establishments other than detached residential dwelling units, a total ERC value shall be determined as follows:

$$\text{Total ERC Value} = \frac{\text{Total Annual Average Daily Flows}}{86 \text{ GPD}}$$

Note: The Total Annual Average Daily Wastewater Flows shall be calculated by the project engineer by using accepted engineering wastewater flows standards.

SECTION 3 PROPOSED WATER AND WASTEWATER SYSTEMS

WATER DISTRIBUTION SYSTEM

The major water mains which are proposed to be installed within the SSU service area will be sized to provide sufficient pressures at all points in the system during peak hour flows as well as maximum daily demand plus fire flows. All water mains within the SSU Service Area will be either polyvinyl chloride (PVC) or ductile iron pipe (DIP). Figure 3 illustrates the proposed capital water distribution system.

WATER TREATMENT FACILITY (WTF)

SSU will design, permit and construct the WTF to provide adequate capacity to serve the SSU service area. Upon completion SSU will deed and turn over to the City of Wildwood the WTF to be owned, operated and maintained by the City of Wildwood. SSU will purchase bulk water from the City of Wildwood per the agreement previously mentioned and as approved between SSU and the City of Wildwood. The WTF will consist of the following: two 16" water supply wells each equipped with a 2,000 gpm vertical turbine pump, mechanical building to house the well facilities, 1.5 MG ground storage tank, an iron removal filtration system, VFD controlled high service pumps, motor control centers, chlorination system, forced draft aeration system and odor control facility to remove the anticipated hydrogen sulfide contents of the raw water in order to bring it into compliance with FDEP's water standards for public drinking water, and auxiliary power to be provided at the well site and water treatment facility to provide backup power as required by FDEP. Figure 2 depicts a more detailed site footprint of the proposed WTF. Figure 3 illustrates the proposed location of the water treatment facility.

Design criteria were established for the water supply and distribution components of the SSU water system and are summarized in Exhibit A. The WTF is planned for a design capacity of 1.30 mgd which shall be sufficient in size to service the proposed 8,200 residential units and 153 commercial connections.

The WTF will be owned and operated by the City of Wildwood in accordance with FDEP requirements.

WASTEWATER COLLECTION SYSTEM

This section discusses the proposed wastewater collection and transmission system within the SSU Service Area. Figure 4 shows the location of the major wastewater transmission system components including lift stations and force mains. Gravity collection systems have not been shown due to the scale and size of the figure. It is anticipated that the SSU Service Area will be served by a total of 24 lift stations to ensure total service area coverage. All lift stations will be designed with duplex pumps, with each pump capable of pumping peak hour flows for the area served. Design criteria have been established for the wastewater collection and transmission

system. Exhibit B summarizes the design criteria used in planning the design for the SSU wastewater collection and transmission system.

WASTEWATER TREATMENT FACILITY

SSU and the City of Leesburg are entering into an agreement to allow the City of Leesburg's turnpike wastewater treatment facility to provide wastewater treatment and disposal for the SSU service area. SSU will enter into a bulk wastewater treatment agreement for these services while the final agreement is being completed, interim agreements are in place with Wildwood and Leesburg to meet all wastewater treatment needs.

**SECTION 4
SYSTEM PERMITTING**

WATER SYSTEM PERMITTING

State and local permits will be required for the construction and operation of the water supply and treatment facilities, as well as the water distribution and transmission systems. The following is a list of the permits that will be obtained from the agencies having jurisdiction over water supply and treatment facilities.

WATER TREATMENT FACILITY

<u>AGENCY</u>	<u>PERMIT NO.</u>	<u>ISSUE DATE</u>
• SWFWMD Water Use Permit (To be provided by City of Wildwood)		
• SWFWMD Well Construction Permit, Wells No. 1 and No. 2	To be submitted	
• SWFWMD Environmental Resource Permit	To be submitted	

The SWFWMD Water Use Permit, which allocates the total amount of water use for the development, will be furnished by the City of Wildwood due to the fact they will be supplying potable water for the SSU service area. The permit to construct the Water Treatment Facility will be prepared and submitted by SSU, to the Florida Department of Environmental Protection (FDEP) through the public drinking water facility construction permit process. It is anticipated that this permit shall be prepared and submitted to FDEP for the SSU WTF in December 2017. Upon final completion of the Water Treatment Facility a Request for a Letter of Release to Place a Water Supply System into Service will be submitted to FDEP. Each extension of the water distribution system will be submitted to FDEP for approval prior to beginning construction. The water distribution system shall be constructed in phases as site development progresses. Upon completion of construction of the line extensions each will be cleared for service in accordance with FDEP requirements.

As engineer for SSU, all permits required to construct and operate the SSU Water Treatment Facility are anticipated to be reviewed and approved by the appropriate government governing agencies as a normal course of business such that delays in the construction schedule are not expected.

WASTEWATER SYSTEM PERMITTING

State and local permits will be required for the construction and operation of the wastewater collection and transmission system. Pursuant to an agreement between SSU and the City of Wildwood, the City of Wildwood shall temporarily treat and dispose of wastewater generated by 2,780 ERC's within the service area to allow time for the transmission system to be constructed to the City of Leesburg's Turnpike Wastewater Treatment Facility. Upon connection to the City of Leesburg's Turnpike Wastewater Treatment Facility, the SSU wastewater transmission system shall be disconnected from the City of Wildwood's transmission system. All wastewater collection and transmission systems shall be submitted to FDEP for approval prior to beginning construction. The wastewater collection/transmission system shall be constructed in phases as site development progresses. Upon completion of construction of the wastewater collection system extensions, each will be cleared for service in accordance with FDEP's requirements.

As engineer for SSU, all permits required to construct the collection/transmission system are anticipated to be reviewed and approved as a normal course of business such that delays in the construction schedule are not expected.

**SECTION 5
IMPLEMENTATION PLAN**

The implementation plan includes a schedule for design, permitting, and construction of the water supply, water treatment, and wastewater collection/transmission facilities. The proposed schedule of capital improvements is as follows:

WATER TREATMENT FACILITY

Water Supply and Treatment: WTF

Design	August 2017 – December 2017
Permitting	January 2018 – April 2018
Bidding/Award	March 2018
Construction	April 2018 – February 2019
Start Up	March 2019
Operational	April 2019

Water Distribution System

Connect to City of Wildwood Transmission System w/Master Meters	March 2018
Disconnect from City Of Wildwood Transmission System and Connect to New WTF	April 2019

WASTEWATER COLLECTION/TRANSMISSION SYSTEM

Connect to City of Wildwood Wastewater Transmission Main	February 2018
Design/Permit/Construct Master Lift Station/ Transmission System to City of Leesburg Turnpike Wastewater Treatment Facility	November 2017 – April 2019
Disconnect from City Of Wildwood Wastewater Transmission Main	April 2019

SECTION 6 CONCLUSION

As Project Engineer for the SSU and Consulting Engineer for the Developer, *Farner, Barley & Associates, Inc.*, has the background knowledge and experience necessary to confirm the validity of the contents of this report. The anticipated growth rate projections are based upon actual historical sales within The Villages and conversations with representatives of NSCUDD, CSU and the Developer. In addition, anticipated water and wastewater flows appear reasonable based upon historical data obtained from The Villages. Based upon past experience with the contract operator, OMI, Inc., who is currently operating the water and wastewater systems for the entire Villages community, it is also our belief that the system will be operated and maintained in a fashion which will serve to enhance the value and integrity of the utility in the years to come. In regards to permit acquisition for the construction of the utilities as outlined in this report, we see no reason that all of the required permits will not be issued as part of the normal course of business. It is our belief that the information contained in this report is an accurate representation of the future of the SSU.

Prepared by:

Robert E. Farner, P.E. 31950
Farner Barley and Associates, Inc.

EXHIBITS

EXHIBIT A

**SOUTH SUMTER UTILITY
WATER SYSTEM DESIGN CRITERIA**

COMPONENT	DESIGN CRITERIA	EQUIPMENT REQUIREMENTS															
Design Demands	ADD = 603 gpm (0.868 MGD) MDD = 905 gpm (1.30 MGD) PHD = 1,809 gpm (2.60 MGD)																
Water Supply	Well pumping capacity shall meet or exceed average daily demands with the largest well out of service. ADD = 603 gpm	<table> <tr> <td>SSU Well No. 1 =</td> <td>2,000</td> <td>gpm</td> </tr> <tr> <td>SSU Well No. 2 =</td> <td>2,000</td> <td>gpm</td> </tr> <tr> <td colspan="2"><hr/></td> <td></td> </tr> <tr> <td>Total Provided =</td> <td>4,000</td> <td>gpm</td> </tr> </table>	SSU Well No. 1 =	2,000	gpm	SSU Well No. 2 =	2,000	gpm	<hr/>			Total Provided =	4,000	gpm			
SSU Well No. 1 =	2,000	gpm															
SSU Well No. 2 =	2,000	gpm															
<hr/>																	
Total Provided =	4,000	gpm															
Storage	Water storage capacity shall meet the water system's PHD for 4 consecutive hours. PHD _(4 hours) = 0.434 MG	<table> <tr> <td>Ground Storage Tank =</td> <td>1.500</td> <td>MG</td> </tr> <tr> <td colspan="2"><hr/></td> <td></td> </tr> <tr> <td>Total Provided =</td> <td>1.500</td> <td>MG</td> </tr> </table>	Ground Storage Tank =	1.500	MG	<hr/>			Total Provided =	1.500	MG						
Ground Storage Tank =	1.500	MG															
<hr/>																	
Total Provided =	1.500	MG															
Chlorination	Provide: 5 mg/L at well pumping capacity 4,000 gpm = 110 lb/day	Chlorine Gas Feed System															
Odor Control	Filter volume 10 cfm/sf	Bio-Filter System <table> <tr> <td>Required Media Area =</td> <td>1,296</td> <td>sf</td> </tr> <tr> <td>Media Depth =</td> <td>5</td> <td>feet</td> </tr> </table>	Required Media Area =	1,296	sf	Media Depth =	5	feet									
Required Media Area =	1,296	sf															
Media Depth =	5	feet															
Hydrogen Sulfide Removal	Loading rate = 30 gpm/sf Air flow requirement = 12,960 cfm	Packed Tower Aeration System <table> <tr> <td>Tower Diameter =</td> <td>12</td> <td>feet</td> </tr> <tr> <td>Tower Height =</td> <td>25</td> <td>feet</td> </tr> <tr> <td>Pump Capacity =</td> <td>7,500</td> <td>gpm</td> </tr> </table>	Tower Diameter =	12	feet	Tower Height =	25	feet	Pump Capacity =	7,500	gpm						
Tower Diameter =	12	feet															
Tower Height =	25	feet															
Pump Capacity =	7,500	gpm															
High Service Pumps	High Service Pumps shall provide PHD with one pump out of service PHD = 4,000 gpm	<table> <tr> <td>HSP No. 1 =</td> <td>2,000</td> <td>gpm</td> </tr> <tr> <td>HSP No. 2 =</td> <td>2,000</td> <td>gpm</td> </tr> <tr> <td>HSP No. 3 =</td> <td>2,000</td> <td>gpm</td> </tr> <tr> <td colspan="2"><hr/></td> <td></td> </tr> <tr> <td>Total Capacity Provided =</td> <td>6,000</td> <td>gpm</td> </tr> </table>	HSP No. 1 =	2,000	gpm	HSP No. 2 =	2,000	gpm	HSP No. 3 =	2,000	gpm	<hr/>			Total Capacity Provided =	6,000	gpm
HSP No. 1 =	2,000	gpm															
HSP No. 2 =	2,000	gpm															
HSP No. 3 =	2,000	gpm															
<hr/>																	
Total Capacity Provided =	6,000	gpm															
Distribution System	Provide 45 psi minimum during PHD																

EXHIBIT B

SOUTH SUMTER UTILITY WASTEWATER COLLECTION AND TRANSMISSION SYSTEM DESIGN CRITERIA

ITEM	CRITERIA
Force Mains	Minimum 4-inch diameter Velocity = 2.0 - 8 ft/sec Material = PVC or DIP
Gravity Pipe	Minimum 8-inch diameter (excluding laterals) Maintain the following minimum slopes: 8-inch - 0.40% 10-inch - 0.33% 12-inch - 0.25% Minimum 2.0 ft/sec @ PHF, flowing full or half full Material = PVC or DIP
Manholes	Maximum spacing = 400 ft
Flow	ADF = 45.3 gal/cap/day PHF = 3.0 x ADF
Pump Stations	Submersible pumps

FIGURES

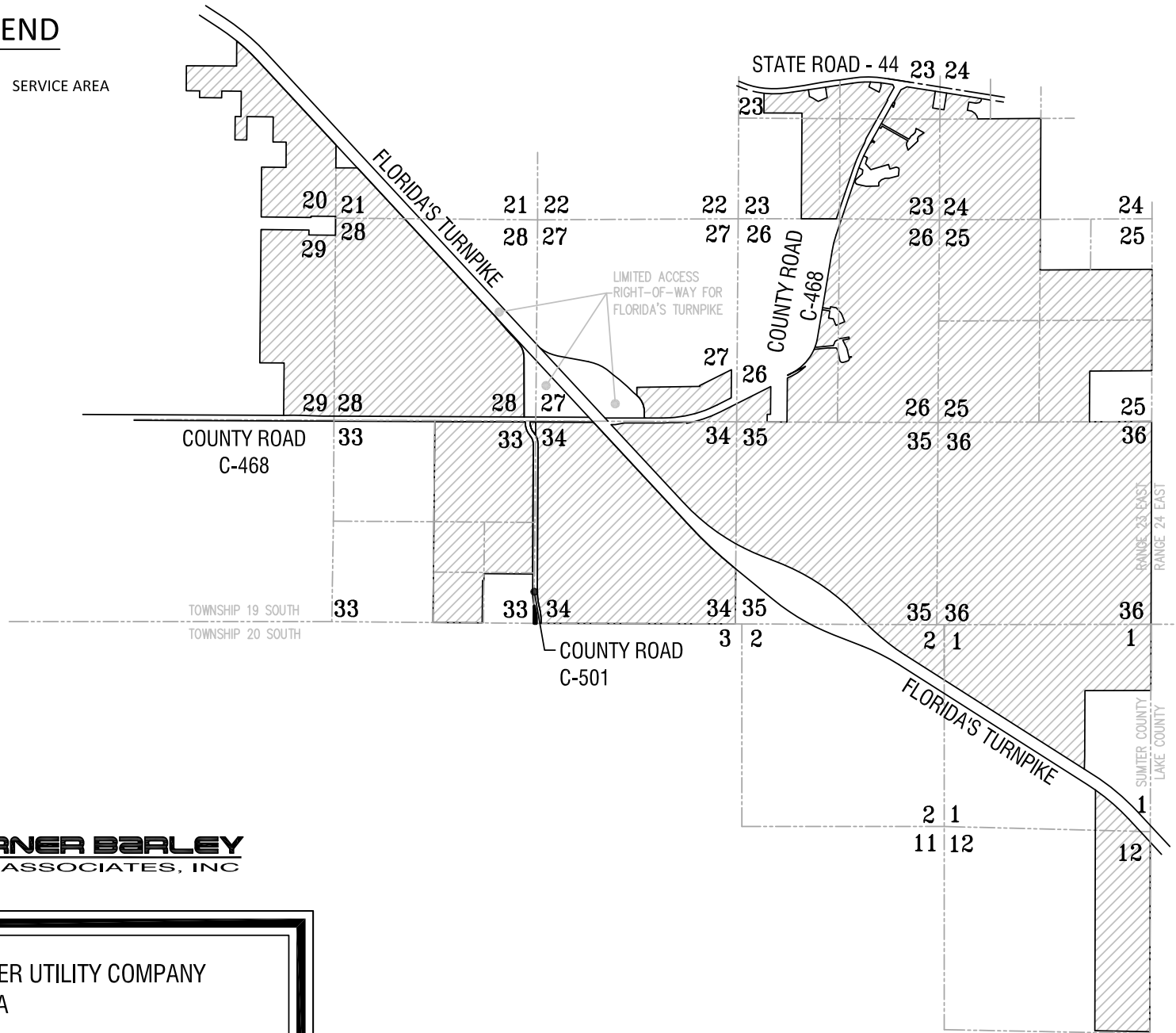
LEGEND



SERVICE AREA








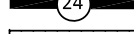
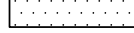
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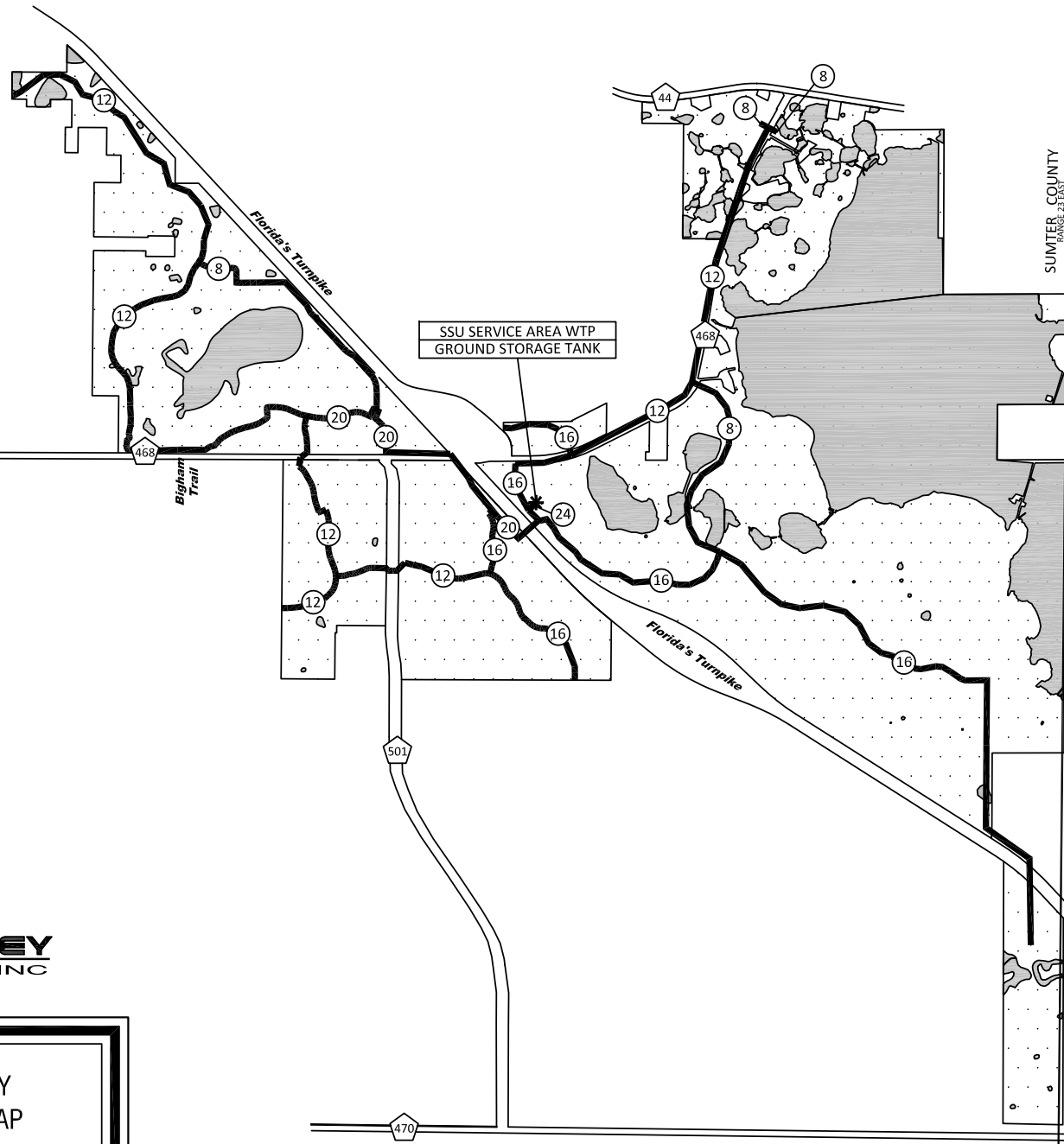


SOUTH SUMTER UTILITY COMPANY
SERVICE AREA

FIG. 1

LEGEND

-  8 INCH WATER MAIN
-  12 INCH WATER MAIN
-  16 INCH WATER MAIN
-  20 INCH WATER MAIN
-  24 INCH WATER MAIN
-  SERVICE AREA
-  WETLANDS










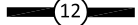


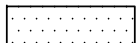

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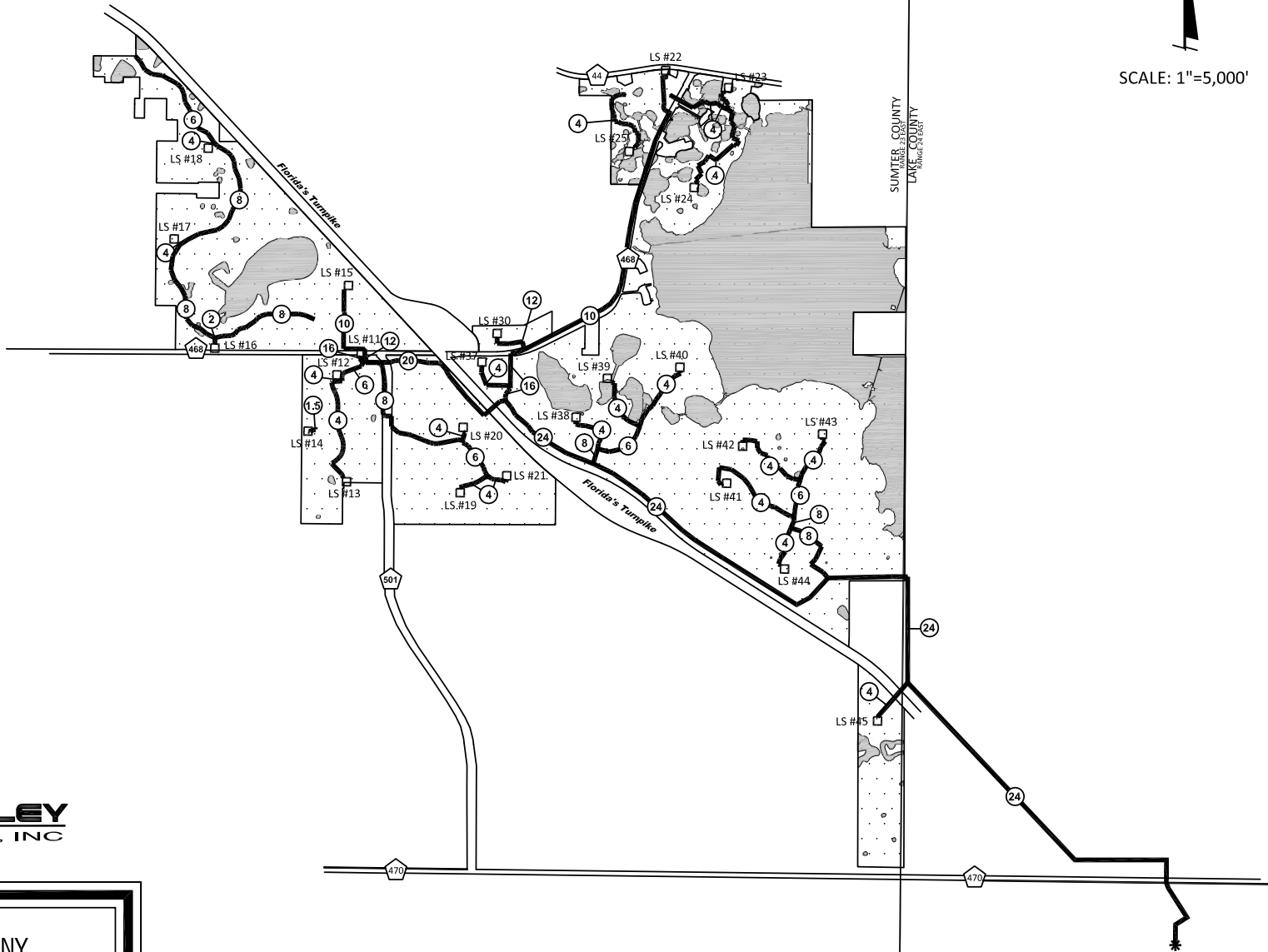


SOUTH SUMTER UTILITY COMPANY
WATER DISTRIBUTION SYSTEM MAP

FIG. 3

LEGEND

-  1.5 INCH FORCE MAIN
-  2 INCH FORCE MAIN
-  4 INCH FORCE MAIN
-  6 INCH FORCE MAIN
-  8 INCH FORCE MAIN
-  10 INCH FORCE MAIN
-  12 INCH FORCE MAIN
-  16 INCH FORCE MAIN
-  20 INCH FORCE MAIN
-  24 INCH FORCE MAIN
-  SERVICE AREA
-  WETLANDS



SOUTH SUMTER UTILITY COMPANY
 WASTEWATER TRANSMISSION
 COLLECTION/TRANSMISSION SYSTEM
 LOCATION MAP

FIG. 4

CITY OF LEESBURG W.W.T.P.

TABLES

TABLE A SSU WATER DEMAND PROJECTIONS (CUMMULATIVE VALUES)										
Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Demand ADD (GPD)	Commercial Connections	Commercial Demand ADD (GPD)	New Home Construction Demands (GPD)	Unaccounted Losses (GPD)	ADD (GPD)	MDD (GPD)	PHD (GPD)
2018	900	450	38,700	8	4,840	11,096	3,870	58,506	87,759	175,518
2019	2,200	2000	172,000	37	22,385	27,123	17,200	238,708	358,062	716,125
2020	2,200	4200	361,200	78	47,190	27,123	36,120	471,633	707,450	1,414,900
2021	2,200	6400	550,400	119	71,995	27,123	55,040	704,558	1,056,837	2,113,675
2022	700	7,850	675,100	146	88,330	8,630	67,510	839,570	1,259,355	2,518,710
2023	0	8,200	705,200	153	92,565	0	70,520	868,285	1,302,428	2,604,855

NOTES:

Average Annual Residential Connections = Cumulative Annual Home Sales for all prior years +50% of current year home sales.

Average Daily Water Demand (ADD) per residential dwelling unit (gpd/du):

86

45.3 gpcd

Ratio of Residential Connections to Commercial Connections:

1.86%

Average Daily Water Demand (ADD) per commercial connection (gpd/unit):

605

Unaccounted Losses are based on percentage of residential demand:

10%

New Home Construction demands: 4,500 gallons per home.

MDD = ADD X

1.5

PHD = ADD X

3.0

Unaccounted Losses are not subject to MDD or PHD.

These demands are based upon historical water usage within The Villages development.

TABLE B
SSU WASTEWATER FLOW AND LOAD PROJECTIONS
(CUMMULATIVE VALUES)

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Flow ADF (GPD)	Commercial Connections	Commercial Flow ADF (GPD)	Total ADF (GPD)	MMADF (GPD)
2018	900	450	38,700	8	4,840	43,540	54,425
2019	2,200	2000	172,000	37	22,385	194,385	242,981
2020	2,200	4200	361,200	78	47,190	408,390	510,488
2021	2,200	6400	550,400	119	71,995	622,395	777,994
2022	700	7850	675,100	146	88,330	763,430	954,288
2023	0	8200	705,200	153	92,565	797,765	997,206

NOTES:

Average Daily Wastewater Flow (ADF) per residential dwelling unit (gpd/du):

86

45.3 gpcd

Average Daily Wastewater Flow (ADF) per commercial connection (gpd/unit):

605

Ratio of Residential Connections to Commercial Connections:

1.86%

MMDF = AADF X

1.25

These flows are based upon historical water usage within The Villages Development.

TABLE C
SSU
WATER SUPPLY AND TREATMENT FACILITY

	UNIT	QUANTITY	UNIT PRICE	AMOUNT
MISCELLANEOUS (Includes mobilization, bonding, insurance, MOT, construction stake out, as-built survey and construction permitting)	LS	1	\$180,750	\$180,750
LOWER FLORIDAN WELLS (Includes well construction, performance testing, water quality testing, performance test discharge pond construction, monitor well construction, and all other work required for construction and testing. Assumes 800 LF of 16-inch inner casing and 1,300 LF total well depth.)	EA	2	\$700,000	\$1,400,000
WELL PUMP ASSEMBLY (Includes pump motors, bowl assemblies, electrical disconnect, pump control panel with UPS, testing, etc. for a fully functional pumping system)	EA	2	\$120,000	\$240,000
WELL HEAD (Includes material and labor, above ground piping, spool pieces, pipe supports, concrete slab, flow meter, air release valve, all associated fittings and valves, coatings, testing, etc. for a fully functional system)	EA	2	\$50,000	\$100,000
SITE CIVIL (Includes all site grading, drainage, fencing, restoration, pavement, erosion control, and landscaping)	LS	1	\$150,000	\$150,000
SITE PIPING (Includes material and labor, underground pipe, above grade pipe, fittings, restrained joints, caps, locate wire, detectable buried tape, disinfection, testing, coatings, valves, valve boxes, fire hydrant assemblies.)	LS	1	\$200,000	\$200,000
HIGH SERVICE PUMP STATION (Includes HSP/Control building, MCC room, HVAC, building electrical, lighting, high service and jockey pumps, pump maintenance rail system, office equipment, etc.)	LS	1	\$400,000	\$400,000
DISINFECTION SYSTEM (Includes all material and labor, equipment, pumps skid, 1,000-gallon sodium hypochlorite storage tank, fill piping and equipment, suction piping and equipment, flow meter, analyzer, injection piping and equipment, integration and testing for a fully functional system as shown in the plans and as described in the specifications)	LS	1	\$100,000	\$100,000
HYDROGEN SULFIDE/IRON TREATMENT (Includes dual packed tower aeration systems, dual iron system, pH adjustment system, and associated chemical storage, pumping, and concrete equipment pads/wetwells)	LS	1	\$1,885,000	\$1,885,000
1.0 MG GROUND STORAGE TANK		1	\$750,000	\$750,000
ELECTRICAL, CONTROL AND INSTRUMENTATION		1	\$800,000	\$800,000
SUBTOTAL				\$6,205,750
ENGINEERING DESIGN, SURVEY, AND PERMITTING (10% Construction Cost)				\$620,575
BID AND CONSTRUCTION ADMINISTRATION (3% Construction Cost)				\$186,173
20% CONTINGENCY				\$1,402,500
PROJECT TOTAL				\$8,414,997

NOTES:

1. All estimates are based upon 2017 dollars.

**TABLE D
SSU WATER DISTRIBUTION SYSTEM ESTIMATED CAPITAL COSTS BY YEAR**

Year	Number of lots Developed	Unit Cost				Subdivision Cost	Transmission Mains Cost	Total Cost	Cummulative Total
		Distribution Mains	Service Lines	Fire Hydrants	Total				
2018	900	\$ 968	\$ 450	\$ 100	\$ 1,518	\$ 1,366,200	\$ 2,176,776	\$ 3,542,976	\$ 3,542,976
2019	2,200	\$ 987	\$ 459	\$ 102	\$ 1,548	\$ 3,405,600	\$ 2,351,088	\$ 5,756,688	\$ 9,299,664
2020	2,200	\$ 1,007	\$ 468	\$ 104	\$ 1,579	\$ 3,473,800	\$ 1,291,187	\$ 4,764,987	\$ 14,064,652
2021	2,200	\$ 1,027	\$ 477	\$ 106	\$ 1,610	\$ 3,542,000	\$ 1,565,967	\$ 5,107,967	\$ 19,172,619
2022	700	\$ 1,048	\$ 486	\$ 108	\$ 1,642	\$ 1,149,400	\$ 1,189,297	\$ 2,338,697	\$ 21,511,316
2023	0				\$ -	\$ -		\$ -	
SUB-TOTAL	8,200					\$ 12,937,000	\$ 8,574,316	\$ 21,511,316	\$ 21,511,316

NOTES:

- All figures are based on 2017 dollars.
- Annual Inflation Rate:

2%

 Compounded Annually.
- All costs include

7%

 for engineering/permitting
- Based on historical construction costs within The Villages.

**TABLE E
SSU WASTEWATER COLLECTION AND TRANSMISSION SYSTEM ESTIMATED CAPITAL COSTS BY YEAR**

Year	Number of lots Developed	Unit Cost			Subdivision Cost	Lift Stations	Force Main Transmission Lines	Total Cost	Cummulative Total
		Gravity Collection Mains	Sewer Laterals	Total					
2018	900	\$ 960	\$ 750	\$ 1,710	\$ 1,539,000	\$ 722,250	\$ 8,008,265	\$ 10,269,515	\$ 10,269,515
2019	2,200	\$ 979	\$ 765	\$ 1,744	\$ 3,837,240	\$ 1,800,810	\$ 1,200,344	\$ 6,838,394	\$ 17,107,909
2020	2,200	\$ 999	\$ 780	\$ 1,779	\$ 3,913,325	\$ 1,836,120	\$ 1,294,882	\$ 7,044,327	\$ 24,152,235
2021	2,200	\$ 1,019	\$ 796	\$ 1,815	\$ 3,992,471	\$ 1,871,430	\$ 288,601	\$ 6,152,502	\$ 30,304,738
2022	700	\$ 1,039	\$ 812	\$ 1,851	\$ 1,295,794	\$ 606,690	\$ 547,783	\$ 2,450,268	\$ 32,755,006
2023	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL	8,200				\$ 14,577,831	\$ 6,837,300	\$ 11,339,875	\$ 32,755,006	\$ 32,755,006

NOTES:

- All figures are based on 2017 dollars.
- Annual Inflation Rate:

2%

 Compounded Annually.
- All costs include

7%

 for engineering/permitting
- Based on historical construction costs within The Villages.

TABLE F
SSU TOTAL ESTIMATED CAPITAL COST BY YEAR

Year	Residential Lots Constructed	Water Distribution System	Wastewater Collection & Transmission System	Water Supply Treatment and Storage Facility	Total	Cummulative Total
2018	900	\$ 3,542,976	\$ 10,269,515	\$ 4,207,499	\$ 18,019,990	\$ 18,019,990
2019	2,200	\$ 5,756,688	\$ 6,838,394	\$ 4,207,499	\$ 16,802,580	\$ 34,822,570
2020	2,200	\$ 4,764,987	\$ 7,044,327	\$ -	\$ 11,809,314	\$ 46,631,884
2021	2,200	\$ 5,107,967	\$ 6,152,502	\$ -	\$ 11,260,470	\$ 57,892,354
2022	700	\$ 2,338,697	\$ 2,450,268	\$ -	\$ 4,788,965	\$ 62,681,319
2023	0	\$ -	\$ -	\$ -	\$ -	\$ 62,681,319
SUB-TOTAL	8,200	\$ 21,511,316	\$ 32,755,006	\$ 8,414,997	\$ 62,681,319	\$ 62,681,319

NOTES:

1. All figures are based on 2017 dollars.
2. Annual Inflation Rate: Compounded Annually.
3. Cost includes engineering design, permitting and construction administration services.
4. Based on historical construction costs within The Villages.

TABLE G
SSU SUMMARY OF TOTAL CAPITAL COSTS BY YEAR AND RESIDENTIAL AND COMMERCIAL CONNECTIONS

Year	Residential Connections	Commercial Connections	Total Capital Costs	Cummulative Capital Costs
2018	450	8	\$ 18,019,990	\$ 18,019,990
2019	2000	37	\$ 16,802,580	\$ 34,822,570
2020	4200	78	\$ 11,809,314	\$ 46,631,884
2021	6400	119	\$ 11,260,470	\$ 57,892,354
2022	7850	146	\$ 4,788,965	\$ 62,681,319
2023	8200	153	\$ -	
TOTAL			\$ 62,681,319	\$ 62,681,319

NOTES:

1. All figures are based on 2017 dollars.
2. Annual Inflation Rate: 2% Compounded Annually.
3. Cost includes engineering design, permitting and construction administration services.
4. Based on historical construction costs within The Villages.

EXHIBIT “C”

WATER TARIFF

SOUTH SUMTER UTILITY COMPANY, LLC
NAME OF COMPANY

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

WATER TARIFF

SOUTH SUMTER UTILITY COMPANY, LLC
NAME OF COMPANY

1045 Lake Sumter Landing

The Villages, Florida 36162
(ADDRESS OF COMPANY)

(352) 753-6260 – Business
() - Emergency
(Business & Emergency Telephone Number)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

WATER TARIFF

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MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 669-W

COUNTY – Sumter

COMMISSION ORDER(S) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-17-0059-PAA-WS	02/24/2017	20160220-WS	Original Certificate

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

THOSE PORTIONS OF SECTIONS 20, 21, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35 AND 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND SECTIONS 1, 2 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, ALL IN SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWEST OF FLORIDA'S TURNPIKE, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 20 RUN ALONG THE EAST LINE THEREOF, N00°13'44"W, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, N00°13'44"W, 1,878.15 FEET, MORE OF LESS, TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE N43°22'33"W, ALONG SAID RIGHT-OF-WAY 3,007.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°55'57", A DISTANCE OF 772.48 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WEST LINE, S00°14'50"E, 659.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN S89°42'48"W, 1,322.27 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, S00°09'48"E, 654.10 FEET; THENCE DEPARTING SAID WEST LINE, EAST, 353.45 FEET; THENCE SOUTH, 178.54 FEET; THENCE EAST, 580.00 FEET; THENCE NORTH, 178.54 FEET; THENCE EAST, 515.00 FEET; THENCE SOUTH, 666.78 FEET; THENCE WEST, 155.00 FEET; THENCE SOUTH, 612.46 FEET; THENCE EAST, 310.00 FEET; THENCE NORTH, 612.46 FEET; THENCE EAST, 690.00 FEET; THENCE SOUTH, 662.46 FEET; THENCE EAST, 346.52 FEET; THENCE S00°14'17"E, 662.45 FEET; THENCE WEST, 643.40 FEET; THENCE S00°00'35"E, 1,310.50 FEET; THENCE EAST, 1,310.07 FEET; THENCE NORTH, 34.86 FEET; THENCE EAST, 649.16 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWEST OF FLORIDA'S TURNPIKE.

AND

THAT PORTION OF THE SOUTH 3/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44 AND WEST OF COUNTY ROAD C-468; DESCRIBED AS FOLLOWS:

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S89°29'08"E ALONG THE SOUTH BOUNDARY OF SAID SECTION 23, 1661.40 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED N00°18'29"E, 12.72 FEET TO THE POINT OF BEGINNING; THENCE S89°59'05"E, 919.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-468 (WIDTH VARIES); THENCE N18°39'36"E ALONG SAID RIGHT-OF-WAY LINE, 1402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3884.72 FEET AND A CENTRAL ANGLE OF 10°34'36"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 717.11 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N18°39'57"E, 134.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N29°25'38"E, 1157.25 FEET; THENCE N60°34'22"W ALONG A DEVIATION IN SAID RIGHT-OF-WAY LINE, 17.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N29°25'38"E, 372.11 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N25°48'06"W, 85.48 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 44 (WIDTH VARIES), SAID POINT BEING 132.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-468, PROCEED N81°01'49"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, 223.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2732.78 FEET AND A CENTRAL ANGLE OF 01°58'02"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 93.82 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S02°33'16"E, 102.73 FEET; THENCE S18°39'36"W, 152.40 FEET; THENCE N62°40'42"W, 301.86 FEET; THENCE N18°37'48"E, 135.19 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, SAID POINT BEING 132 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE, AND ALSO BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2732.78 FEET AND A CENTRAL ANGLE OF 09°48'57"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 468.18 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S81°31'33"W, 723.51 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S08°28'27"E, 278.00 FEET; THENCE S66°50'21"W, 256.38 FEET; THENCE N58°22'24"W, 173.88 FEET; THENCE N66°38'54"W, 90.62 FEET; THENCE N08°28'27"W, 183.21 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, SAID POINT BEING 132.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE; THENCE S81°31'33"W ALONG SAID RIGHT-OF-WAY LINE 547.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2423.83 FEET AND A CENTRAL ANGLE OF 14°48'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 626.41 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°17'52"W ALONG SAID EAST BOUNDARY, 517.45 FEET; THENCE DEPARTING SAID EAST BOUNDARY, PROCEED S89°40'55"E, 999.99 FEET; THENCE S00°16'02"W, 139.00 FEET; THENCE S00°18'29"W, 2637.42 FEET TO THE POINT OF BEGINNING.

AND

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

THAT PORTION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 44 AND EAST OF COUNTY ROAD C-468.

LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23, RUN N00°20'01"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 265.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°20'01"E, 448.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, N81°01'49"W, 125.03 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S08°58'11"W, 443.80 FEET; THENCE S81°01'49"E, 192.44 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N19°06'09"E, 57.36 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'31", A DISTANCE OF 57.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S61°21'37"E, 117.76 FEET; THENCE S06°40'03"W, 102.63 FEET; THENCE S47°33'53"W, 220.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 125°18'12", A DISTANCE OF 164.02 FEET; THENCE S77°44'19"E, 232.84 FEET; THENCE N88°49'06"E, 334.28 FEET; THENCE N00°14'30"E, 92.03 FEET; THENCE N45°19'31"E, 98.87 FEET; THENCE N67°02'27"E, 102.83 FEET; THENCE N87°35'54"E, 117.80 FEET; THENCE N76°04'09"E, 239.46 FEET; THENCE N05°52'25"E, 176.99 FEET; THENCE N26°55'06"W, 39.42 FEET; THENCE N71°35'18"W, 61.83 FEET; THENCE S73°29'29"W, 173.24 FEET; THENCE N16°30'31"W, 125.00 FEET; THENCE S73°29'29"W, 487.28 FEET; THENCE N41°13'55"W, 209.86 FEET; THENCE N16°52'33"E, 169.18 FEET; THENCE N65°53'06"W, 106.90 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY AND A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF S22°06'52"W, 337.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°08'55", A DISTANCE OF 337.41 FEET TO THE POINT OF BEGINNING.

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N24°02'47"E, 704.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 705.32 FEET; THENCE N29°25'38"E, 539.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S60°34'22"E, 50.00 FEET; THENCE N29°25'38"E, 67.67 FEET; THENCE S60°34'22"E, 781.32 FEET; THENCE S31°28'08"W, 67.92 FEET; THENCE S01°32'17"W, 62.14 FEET; THENCE S18°07'14"E, 131.07 FEET; THENCE N46°57'12"E, 354.12 FEET; THENCE N10°52'54"W, 58.45 FEET; THENCE N23°36'22"E, 59.38 FEET; THENCE N55°40'18"E, 180.95 FEET; THENCE N61°24'20"W, 238.03 FEET; THENCE S11°39'50"W, 107.05 FEET; THENCE S44°11'22"W, 67.01 FEET; THENCE S52°33'52"W, 78.77 FEET; THENCE S33°55'07"W, 100.02 FEET; THENCE N60°34'22"W, 836.29 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, S29°25'38"W, 117.67 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N24°02'47"E, 704.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 705.32 FEET; THENCE N29°25'38"E, 85.58 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S60°31'44"E, 10.49 FEET; THENCE N29°25'38"E, 39.33 FEET; THENCE S60°34'22"E, 70.97 FEET; THENCE N29°25'38"E, 32.24 FEET; THENCE N60°34'22"W, 67.24 FEET; THENCE N29°25'38"E, 28.46 FEET; THENCE N60°34'22"W, 14.22 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, S29°25'38"W, 100.02 FEET TO THE POINT OF BEGINNING.

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N24°02'47"E, 704.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 705.32 FEET; THENCE N29°25'38"E, 1,223.63 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S60°34'22"E, 31.43 FEET; THENCE S07°28'14"W, 41.30 FEET; THENCE S68°34'57"E, 21.77 FEET; THENCE N16°28'22"E, 125.86 FEET; THENCE N60°34'22"W, 28.21 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: S29°25'38"W, 18.97 FEET; THENCE N60°34'22"W, 12.00 FEET; THENCE S29°25'38"W, 68.42 FEET TO THE POINT OF BEGINNING.

AND

THOSE PORTIONS OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 44.

LESS:

THAT LAND LYING IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN N00°20'01"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 265.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°20'01"E, 448.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S81°01'49"E, 174.97 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S08°58'11"W, 443.80 FEET; THENCE N81°01'49"W, 107.56 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN N00°20'01"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 714.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S81°01'49"E, 1,108.46 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S16°11'00"W, 61.72 FEET; THENCE S43°41'47"W, 58.88 FEET; THENCE S78°16'29"W, 90.30 FEET; THENCE N81°01'49"W, 195.00 FEET; THENCE S08°58'11"W, 220.30 FEET; THENCE S81°01'49"E, 111.45 FEET; THENCE S56°01'00"E, 109.03 FEET; THENCE S33°40'40"E, 89.06 FEET; THENCE S15°33'34"E, 76.12 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE ALONG SAID SOUTH LINE, N89°31'56"E, 332.26 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 494.26 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY N81°01'49"W, 232.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND EAST OF COUNTY ROAD C-468.

LESS:

THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

THENCE N. 00° 30' 06" E., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1152.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 00° 30' 06" E., ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE EXISTING SOUTHERLY PROGRESS ENERGY POWER LINE EASEMENT LINE; THENCE N. 63° 16' 42" E., ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 529.89 FEET TO THE CUSP OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1331.36 FEET AND A CENTRAL ANGLE OF 17° 35' 24"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 408.73 FEET, SAID ARC HAVING A CHORD BEARING OF S. 54° 29' 00" W., AND A CHORD DISTANCE OF 407.13 FEET; THENCE S. 63° 16' 42" W., A DISTANCE OF 159.57 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00° 30' 06" E., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1304.60 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 468. THENCE N. 63° 16' 42" E., ALONG SAID CENTERLINE A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1196.11 FEET AND A CENTRAL ANGLE OF 43° 07' 04"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE A DISTANCE OF 900.13 FEET; SAID ARC HAVING A CHORD BEARING OF N. 41° 43' 10" E., AND A CHORD DISTANCE OF 879.04 FEET; LEAVING SAID CENTERLINE THENCE S. 68° 24' 08" E. ALONG A RADIAL LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE S. 68° 24' 08" E., ON A RADIAL LINE, A DISTANCE OF 37.11 FEET; THENCE N. 84° 32' 29" E. A DISTANCE OF 447.36 FEET; THENCE N. 22° 09' 30" E. A DISTANCE OF 122.39 FEET; THENCE N. 58° 24' 13" E. A DISTANCE OF 128.38 FEET; THENCE N. 80° 26' 21" E. A DISTANCE OF 258.44 FEET; THENCE S. 09° 36' 02" E. A DISTANCE OF 45.70 FEET; THENCE S. 78° 28' 29" W. A DISTANCE OF 173.11 FEET; THENCE S. 26° 58' 33" E. A DISTANCE OF 234.85 FEET; THENCE S. 12° 55' 35" E. A DISTANCE OF 244.22 FEET; THENCE N. 77° 08' 40" E., A DISTANCE OF 61.60 FEET; THENCE S 12° 51' 20" E. A DISTANCE OF 14.00 FEET; THENCE S. 77° 08' 40" W. A DISTANCE OF 61.58 FEET; THENCE S. 12° 55' 35" E. A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 84° 36' 50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 88.61 FEET, SAID ARC HAVING A CHORD BEARING OF S. 29° 22' 50" W. AND A CHORD DISTANCE OF 80.77 FEET; THENCE S. 71° 41' 15" W. A DISTANCE OF 118.90 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 97° 05' 58"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 127.10 FEET, SAID ARC HAVING A CHORD BEARING OF N. 59° 45' 46" W. AND A CHORD DISTANCE OF 112.43 FEET; THENCE N. 11° 12' 47" W. A DISTANCE OF 236.84 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 170.00 FEET AND A

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CENTRAL ANGLE OF 20° 40' 49"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.36 FEET, SAID ARC HAVING A CHORD BEARING OF N. 21° 33' 11" W. AND A CHORD DISTANCE OF 61.03 FEET; THENCE N. 31° 53' 36" W. A DISTANCE OF 42.15 FEET; THENCE S. 88° 26' 47" W. A DISTANCE OF 218.47 FEET; THENCE S. 84° 32' 29" W. A DISTANCE OF 366.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 468, SAID POINT BEING ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1261.11 FEET AND A CENTRAL ANGLE OF 03° 25' 23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 75.34 FEET TO THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N. 21° 56' 46" E. AND A CHORD DISTANCE OF 75.33 FEET.

ALSO LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00° 30' 06" E., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1304.60 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 468; THENCE N. 63° 16' 42" E., ALONG SAID CENTERLINE A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1196.11 FEET AND A CENTRAL ANGLE OF 53° 42' 28"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE A DISTANCE OF 1121.21 FEET TO THE POINT OF TANGENCY; SAID ARC HAVING A CHORD BEARING OF N. 36° 25' 28" E., AND A CHORD DISTANCE OF 1080.61 FEET; THENCE N. 09° 34' 14" E., A DISTANCE OF 811.05 FEET; THENCE LEAVING SAID CENTERLINE S. 80° 25' 46" E., A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE S. 80° 25' 46" E., A DISTANCE OF 203.00 FEET TO THE EASTERLY EASEMENT LINE OF A PROGRESS ENERGY POWER LINE EASEMENT BEING 100 FEET WIDE; THENCE N. 09° 34' 14" E., ALONG SAID EASTERLY LINE, A DISTANCE OF 58.27 FEET; THENCE LEAVING SAID EASTERLY LINE PROCEED S. 80° 25' 46" E., A DISTANCE OF 153.20 FEET; THENCE S. 41° 13' 40" E., A DISTANCE OF 201.57 FEET; THENCE S. 22° 21' 27" E., A DISTANCE OF 234.98 FEET; THENCE S. 67° 38' 33" W., A DISTANCE OF 248.59 FEET; THENCE N. 22° 21' 27" W., A DISTANCE OF 186.22 FEET; THENCE N. 80° 25' 46" W., A DISTANCE OF 124.22 FEET TO SAID EASTERLY LINE OF A POWER LINE EASEMENT; THENCE N. 09° 34' 14" E., ALONG SAID EASTERLY LINE A DISTANCE OF 186.99 FEET; THENCE LEAVING SAID EASTERLY LINE PROCEED N. 80° 25' 46" W., A DISTANCE OF 203.00 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 468; THENCE N. 09° 34' 14" E., ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 RUN N89°55'32"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 436.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°55'32"W, 88.00 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°21'53"E, 200.00 FEET; THENCE S89°55'32"E, 88.00 FEET TO THE WEST LINE OF THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID WEST LINE, S00°21'53"W, 200.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND EAST OF COUNTY ROAD C-468.

AND

THAT PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE AND NORTH OF COUNTY ROAD COUNTY ROAD C-468, DESCRIBED AS FOLLOWS:

FROM THE EAST 1/4 SECTION CORNER OF SAID SECTION 27 RUN S00°27'14"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,063.37 FEET, MORE OR LESS, TO A POINT THAT IS 900.00 FEET NORTH OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468 AND THE EAST LINE OF THE SAID SOUTHEAST 1/4, AS MEASURED ALONG THE SECTION LINE; THENCE DEPARTING SAID EAST LINE, S63°20'10"W, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468, 168.53 FEET TO A POINT THAT IS 150.00 FEET WEST, BY PERPENDICULAR MEASUREMENT, OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE PARALLEL WITH SAID EAST LINE THE FOLLOWING COURSES: S00°27'14"W, 157.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°27'14"W, 742.89 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE DEPARTING SAID PARALLEL LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: S63°16'44"W, 415.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,209.04 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 26°53'57", A DISTANCE OF 1,506.57 FEET; THENCE N89°49'19"W, 428.59 FEET; THENCE S89°42'52"W, 32.06 FEET TO A POINT ON THE LIMITED ACCESS RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468 AND ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF FLORIDA'S TURNPIKE THE FOLLOWING COURSES: N00°19'46"W, 174.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 48°36'09", A DISTANCE OF 466.55 FEET; THENCE N48°55'55"W, 9.41 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY, N00°00'00"E, 213.72 FEET; THENCE N89°09'45"E, 1,655.63 FEET;

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THENCE N26°47'19"W, 19.43 FEET; THENCE N63°16'51"E, 940.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE AND NORTH OF COUNTY ROAD C-468;

LESS:

THE LIMITED ACCESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE, LYING IN THE SOUTHEAST CORNER THEREOF;

AND

THAT PORTION OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, RUN S00°01'14"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S00°01'14"E, 2,210.14 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, S89°55'49"W, 1,317.71 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID WEST 1/2, S00°08'41"W, 1,158.85 FEET; THENCE DEPARTING SAID EAST LINE, WEST, 639.67 FEET; THENCE NORTH, 3,500.73 FEET; THENCE EAST, 1,260.07 FEET; THENCE SOUTH, 130.14 FEET; THENCE EAST, 699.51 FEET TO THE POINT OF BEGINNING.

AND

THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD C-468.

AND

THOSE PORTIONS OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

THE NORTH 3/4 OF THE EAST 1/2 OF SAID SECTION; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD C-468;

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AND

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501;

AND

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; ALSO LESS RIGHT-OF-WAYS FOR COUNTY ROAD C-468 AND COUNTY ROAD 501.

AND

THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTHERLY OF FLORIDA'S TURNPIKE.

AND

ALL OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 1443.75 FEET OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHERLY OF FLORIDA'S TURNPIKE;

AND

THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTHERLY OF FLORIDA'S TURNPIKE;

LESS:

THAT LAND LYING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1057.86 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE S00°44'45"W, ALONG SAID EAST

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BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30"W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 14°36'04" AND A CHORD BEARING AND DISTANCE OF N49°46'20"W, 1494.30 FEET); (3) THENCE N57°03'06"W, A DISTANCE OF 287.77 FEET; THENCE N02°21'09"W, A DISTANCE OF 337.71 FEET; THENCE N00°39'29"E, A DISTANCE OF 1724.92 FEET; THENCE S89°36'07"E, A DISTANCE OF 1733.89 FEET RETURNING TO THE POINT OF BEGINNING.

AND

THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING NORTHERLY OF FLORIDA'S TURNPIKE.

AND

THAT PORTION OF THE EAST 1443.75 FEET OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD C-470.

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DESCRIPTION OF TERRITORY SERVED

SOUTH SUMTER UTILITY COMPANY, LLC
WATER TARIFF

ORIGINAL SHEET NO. 4.0

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheets No.</u>
Sumter	The Villages	GS, RS	12.0, 13.0

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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 SOUTH SUMTER UTILITY COMPANY, LLC
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

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INDEX OF RULES AND REGULATIONS

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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 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 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)

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(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)

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(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)

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

(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.

MARTIN L. DZURO
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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

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For water service to all Customers for which no other schedule applies.
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
BILLING PERIOD - Quarterly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 20.30
3/4"	\$ 30.45
1"	\$ 50.75
1 1/2"	\$ 121.05
2"	\$ 162.40
3"	\$ 355.25
4"	\$ 609.00
6"	\$ 1,268.75
Charge per 1,000 gallons	\$ 4.46

MINIMUM CHARGE - Base Facility Charge
TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE - May __, 2018
TYPE OF FILING - Original Certificate

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

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 – Quarterly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 20.30
3/4"	\$ 30.45
1"	\$ 50.75
1 1/2"	\$ 121.05
2"	\$ 162.40
3"	\$ 355.25
4"	\$ 609.00
6"	\$ 1,268.75
Charge per 1,000 gallons:	
0 – 3,000 gallons	\$ 4.75
Over 3,000	\$ 7.08

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE – May __, 2018

TYPE OF FILING – Original Certificate

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

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:

Residential Service

\$67.40

General Service

Two times average monthly bill

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

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 – May ____, 2018

TYPE OF FILING – Original Certificate

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

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.

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MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer’s billing account is not paid timely and is therefore delinquent.

Schedule of Miscellaneous Service Charges

	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection Charge	\$35.00	N/A
Normal Reconnection Charge	\$35.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost
Premises Visit Charge (in lieu of disconnection)	\$35.00	N/A
Late Payment Charge		\$5.00
Meter Damaging/Tampering		Actual Cost
BFP Assembly Testing/Repair		Actual Cost

EFFECTIVE DATE – May ____, 2018

TYPE OF FILING – Original Certificate

MARTIN L. DZURO
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MANAGER
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INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

<u>Description</u>	<u>Sheet Number</u>
Schedule of Charges	19.0
Service Availability Policy	18.0

MARTIN L. DZURO
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MANAGER
TITLE

SERVICE AVAILABILITY POLICY

Developers will install and donate all infrastructure to the Company and pay such Service Availability Charges as set forth herein..

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TITLE

SERVICE AVAILABILITY CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
<u>Plant Capacity Charge</u>	
Residential per ERC.....	\$ 1,954.00
All other per gallon.....	\$ 22.72
<u>Meter Installation Charge</u>	
5/8" x 3/4"	\$ 402.00
Other sizes	Actual Cost

EFFECTIVE DATE – May __, 2018

TYPE OF FILING – Original Certificate

MARTIN L. DZURO
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INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR WATER SERVICE.....	21.0
COPY OF CUSTOMER'S BILL.....	22.0

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

APPLICATION FOR WATER & WASTEWATER SERVICE

SOUTH SUMTER UTILITY COMPANY, LLC
WATER TARIFF

ORIGINAL SHEET NO. 22.0

COPY OF CUSTOMER'S BILL

MARTIN L. DZURO
ISSUING OFFICER

MANAGER
TITLE

WASTEWATER TARIFF

SOUTH SUMTER UTILITY COMPANY, LLC
NAME OF COMPANY

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

WASTEWATER TARIFF

SOUTH SUMTER UTILITY COMPANY, LLC
NAME OF COMPANY

1045 Lake Sumter Landing

The Villages, Florida 36162
(ADDRESS OF COMPANY)

(352) 753-6260 – Business
() - Emergency
(Business & Emergency Telephone Number)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

WASTEWATER TARIFF

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Standard Forms	19.0
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MARTIN L. DZURO.
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MANAGER
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 571-S

COUNTY – Sumter

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-17-0059-PAA-WS	02/24/2017	20160220-WS	Original Certificate

MARTIN L. DZURO.
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TITLE

DESCRIPTION OF TERRITORY SERVED

THOSE PORTIONS OF SECTIONS 20, 21, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35 AND 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND SECTIONS 1, 2 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, ALL IN SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWEST OF FLORIDA'S TURNPIKE, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 20 RUN ALONG THE EAST LINE THEREOF, N00°13'44"W, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, N00°13'44"W, 1,878.15 FEET, MORE OF LESS, TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE N43°22'33"W, ALONG SAID RIGHT-OF-WAY 3,007.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°55'57", A DISTANCE OF 772.48 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WEST LINE, S00°14'50"E, 659.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN S89°42'48"W, 1,322.27 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, S00°09'48"E, 654.10 FEET; THENCE DEPARTING SAID WEST LINE, EAST, 353.45 FEET; THENCE SOUTH, 178.54 FEET; THENCE EAST, 580.00 FEET; THENCE NORTH, 178.54 FEET; THENCE EAST, 515.00 FEET; THENCE SOUTH, 666.78 FEET; THENCE WEST, 155.00 FEET; THENCE SOUTH, 612.46 FEET; THENCE EAST, 310.00 FEET; THENCE NORTH, 612.46 FEET; THENCE EAST, 690.00 FEET; THENCE SOUTH, 662.46 FEET; THENCE EAST, 346.52 FEET; THENCE S00°14'17"E, 662.45 FEET; THENCE WEST, 643.40 FEET; THENCE S00°00'35"E, 1,310.50 FEET; THENCE EAST, 1,310.07 FEET; THENCE NORTH, 34.86 FEET; THENCE EAST, 649.16 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWEST OF FLORIDA'S TURNPIKE.

AND

MARTIN L. DZURO.
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MANAGER
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THAT PORTION OF THE SOUTH 3/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44 AND WEST OF COUNTY ROAD C-468; DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S89°29'08"E ALONG THE SOUTH BOUNDARY OF SAID SECTION 23, 1661.40 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED N00°18'29"E, 12.72 FEET TO THE POINT OF BEGINNING; THENCE S89°59'05"E, 919.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-468 (WIDTH VARIES); THENCE N18°39'36"E ALONG SAID RIGHT-OF-WAY LINE, 1402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3884.72 FEET AND A CENTRAL ANGLE OF 10°34'36"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 717.11 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N18°39'57"E, 134.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N29°25'38"E, 1157.25 FEET; THENCE N60°34'22"W ALONG A DEVIATION IN SAID RIGHT-OF-WAY LINE, 17.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N29°25'38"E, 372.11 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N25°48'06"W, 85.48 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 44 (WIDTH VARIES), SAID POINT BEING 132.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-468, PROCEED N81°01'49"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, 223.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2732.78 FEET AND A CENTRAL ANGLE OF 01°58'02"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 93.82 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S02°33'16"E, 102.73 FEET; THENCE S18°39'36"W, 152.40 FEET; THENCE N62°40'42"W, 301.86 FEET; THENCE N18°37'48"E, 135.19 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, SAID POINT BEING 132 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE, AND ALSO BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2732.78 FEET AND A CENTRAL ANGLE OF 09°48'57"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 468.18 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S81°31'33"W, 723.51 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S08°28'27"E, 278.00 FEET; THENCE S66°50'21"W, 256.38 FEET; THENCE N58°22'24"W, 173.88 FEET; THENCE N66°38'54"W, 90.62 FEET; THENCE N08°28'27"W, 183.21 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, SAID POINT BEING 132.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE; THENCE S81°31'33"W ALONG SAID RIGHT-OF-WAY LINE 547.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2423.83 FEET AND A CENTRAL ANGLE OF 14°48'27"; THENCE WESTERLY ALONG

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THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, 626.41 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°17'52"W ALONG SAID EAST BOUNDARY, 517.45 FEET; THENCE DEPARTING SAID EAST BOUNDARY, PROCEED S89°40'55"E, 999.99 FEET; THENCE S00°16'02"W, 139.00 FEET; THENCE S00°18'29"W, 2637.42 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 44 AND EAST OF COUNTY ROAD C-468.

LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23, RUN N00°20'01"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 265.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°20'01"E, 448.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, N81°01'49"W, 125.03 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S08°58'11"W, 443.80 FEET; THENCE S81°01'49"E, 192.44 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N19°06'09"E, 57.36 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'31", A DISTANCE OF 57.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S61°21'37"E, 117.76 FEET; THENCE S06°40'03"W, 102.63 FEET; THENCE S47°33'53"W, 220.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 125°18'12",

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A DISTANCE OF 164.02 FEET; THENCE S77°44'19"E, 232.84 FEET; THENCE N88°49'06"E, 334.28 FEET; THENCE N00°14'30"E, 92.03 FEET; THENCE N45°19'31"E, 98.87 FEET; THENCE N67°02'27"E, 102.83 FEET; THENCE N87°35'54"E, 117.80 FEET; THENCE N76°04'09"E, 239.46 FEET; THENCE N05°52'25"E, 176.99 FEET; THENCE N26°55'06"W, 39.42 FEET; THENCE N71°35'18"W, 61.83 FEET; THENCE S73°29'29"W, 173.24 FEET; THENCE N16°30'31"W, 125.00 FEET; THENCE S73°29'29"W, 487.28 FEET; THENCE N41°13'55"W, 209.86 FEET; THENCE N16°52'33"E, 169.18 FEET; THENCE N65°53'06"W, 106.90 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY AND A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF S22°06'52"W, 337.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°08'55", A DISTANCE OF 337.41 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N24°02'47"E, 704.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 705.32 FEET; THENCE N29°25'38"E, 539.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S60°34'22"E, 50.00 FEET; THENCE N29°25'38"E, 67.67 FEET; THENCE S60°34'22"E, 781.32 FEET; THENCE S31°28'08"W, 67.92 FEET; THENCE S01°32'17"W, 62.14 FEET; THENCE S18°07'14"E, 131.07 FEET; THENCE N46°57'12"E, 354.12 FEET; THENCE N10°52'54"W, 58.45 FEET; THENCE N23°36'22"E, 59.38 FEET; THENCE N55°40'18"E, 180.95 FEET; THENCE N61°24'20"W, 238.03 FEET; THENCE S11°39'50"W, 107.05 FEET; THENCE S44°11'22"W, 67.01 FEET; THENCE S52°33'52"W, 78.77 FEET; THENCE S33°55'07"W, 100.02 FEET; THENCE N60°34'22"W, 836.29 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, S29°25'38"W, 117.67 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N24°02'47"E, 704.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 705.32 FEET; THENCE N29°25'38"E, 85.58 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S60°31'44"E, 10.49 FEET; THENCE N29°25'38"E, 39.33 FEET; THENCE S60°34'22"E, 70.97 FEET; THENCE N29°25'38"E, 32.24 FEET; THENCE N60°34'22"W, 67.24 FEET; THENCE N29°25'38"E, 28.46 FEET; THENCE N60°34'22"W, 14.22 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, S29°25'38"W, 100.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 23, RUN N89°50'36"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2,578.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: N18°39'57"E, 1,380.44 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,754.72 FEET AND A CHORD BEARING AND DISTANCE OF N24°02'47"E, 704.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 705.32 FEET; THENCE N29°25'38"E, 1,223.63 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S60°34'22"E, 31.43 FEET; THENCE S07°28'14"W, 41.30 FEET; THENCE S68°34'57"E, 21.77 FEET; THENCE N16°28'22"E, 125.86 FEET; THENCE N60°34'22"W, 28.21 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: S29°25'38"W, 18.97 FEET; THENCE N60°34'22"W, 12.00 FEET; THENCE S29°25'38"W, 68.42 FEET TO THE POINT OF BEGINNING.

AND

THOSE PORTIONS OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 44.

LESS:

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

THAT LAND LYING IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN N00°20'01"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 265.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°20'01"E, 448.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S81°01'49"E, 174.97 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S08°58'11"W, 443.80 FEET; THENCE N81°01'49"W, 107.56 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN N00°20'01"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 714.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S81°01'49"E, 1,108.46 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, S16°11'00"W, 61.72 FEET; THENCE S43°41'47"W, 58.88 FEET; THENCE S78°16'29"W, 90.30 FEET; THENCE N81°01'49"W, 195.00 FEET; THENCE S08°58'11"W, 220.30 FEET; THENCE S81°01'49"E, 111.45 FEET; THENCE S56°01'00"E, 109.03 FEET; THENCE S33°40'40"E, 89.06 FEET; THENCE S15°33'34"E, 76.12 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE ALONG SAID SOUTH LINE, N89°31'56"E, 332.26 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 494.26 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY N81°01'49"W, 232.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

ALSO LESS:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND EAST OF COUNTY ROAD C-468.

LESS:

THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00° 30' 06" E., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1152.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 00° 30' 06" E., ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE EXISTING SOUTHERLY PROGRESS ENERGY POWER LINE EASEMENT LINE; THENCE N. 63° 16' 42" E., ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 529.89 FEET TO THE CUSP OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1331.36 FEET AND A CENTRAL ANGLE OF 17° 35' 24"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 408.73 FEET, SAID ARC HAVING A CHORD BEARING OF S. 54° 29' 00" W., AND A CHORD DISTANCE OF 407.13 FEET; THENCE S. 63° 16' 42" W., A DISTANCE OF 159.57 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00° 30' 06" E., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1304.60 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 468. THENCE N. 63° 16' 42" E., ALONG SAID CENTERLINE A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1196.11 FEET AND A CENTRAL ANGLE OF 43° 07' 04"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE A DISTANCE OF 900.13 FEET; SAID ARC HAVING A CHORD BEARING OF N. 41° 43' 10" E.,

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MANAGER
TITLE

AND A CHORD DISTANCE OF 879.04 FEET; LEAVING SAID CENTERLINE THENCE S. 68° 24' 08" E. ALONG A RADIAL LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE S. 68° 24' 08" E., ON A RADIAL LINE, A DISTANCE OF 37.11 FEET; THENCE N. 84° 32' 29" E. A DISTANCE OF 447.36 FEET; THENCE N. 22° 09' 30" E. A DISTANCE OF 122.39 FEET; THENCE N. 58° 24' 13" E. A DISTANCE OF 128.38 FEET; THENCE N. 80° 26' 21" E. A DISTANCE OF 258.44 FEET; THENCE S. 09° 36' 02" E. A DISTANCE OF 45.70 FEET; THENCE S. 78° 28' 29" W. A DISTANCE OF 173.11 FEET; THENCE S. 26° 58' 33" E. A DISTANCE OF 234.85 FEET; THENCE S. 12° 55' 35" E. A DISTANCE OF 244.22 FEET; THENCE N. 77° 08' 40" E., A DISTANCE OF 61.60 FEET; THENCE S 12° 51' 20" E. A DISTANCE OF 14.00 FEET; THENCE S. 77° 08' 40" W. A DISTANCE OF 61.58 FEET; THENCE S. 12° 55' 35" E. A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 84° 36' 50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 88.61 FEET, SAID ARC HAVING A CHORD BEARING OF S. 29° 22' 50" W. AND A CHORD DISTANCE OF 80.77 FEET; THENCE S. 71° 41' 15" W. A DISTANCE OF 118.90 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 97° 05' 58"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 127.10 FEET, SAID ARC HAVING A CHORD BEARING OF N. 59° 45' 46" W. AND A CHORD DISTANCE OF 112.43 FEET; THENCE N. 11° 12' 47" W. A DISTANCE OF 236.84 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 20° 40' 49"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.36 FEET, SAID ARC HAVING A CHORD BEARING OF N. 21° 33' 11" W. AND A CHORD DISTANCE OF 61.03 FEET; THENCE N. 31° 53' 36" W. A DISTANCE OF 42.15 FEET; THENCE S. 88° 26' 47" W. A DISTANCE OF 218.47 FEET; THENCE S. 84° 32' 29" W. A DISTANCE OF 366.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 468, SAID POINT BEING ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1261.11 FEET AND A CENTRAL ANGLE OF 03° 25' 23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 75.34 FEET TO THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N. 21° 56' 46" E. AND A CHORD DISTANCE OF 75.33 FEET.

ALSO LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 00° 30' 06" E., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1304.60 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD 468; THENCE N. 63° 16' 42" E., ALONG SAID CENTERLINE A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

RADIUS OF 1196.11 FEET AND A CENTRAL ANGLE OF 53° 42' 28"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE A DISTANCE OF 1121.21 FEET TO THE POINT OF TANGENCY; SAID ARC HAVING A CHORD BEARING OF N. 36° 25' 28" E., AND A CHORD DISTANCE OF 1080.61 FEET; THENCE N. 09° 34' 14" E., A DISTANCE OF 811.05 FEET; THENCE LEAVING SAID CENTERLINE S. 80° 25' 46" E., A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE S. 80° 25' 46" E., A DISTANCE OF 203.00 FEET TO THE EASTERLY EASEMENT LINE OF A PROGRESS ENERGY POWER LINE EASEMENT BEING 100 FEET WIDE; THENCE N. 09° 34' 14" E., ALONG SAID EASTERLY LINE, A DISTANCE OF 58.27 FEET; THENCE LEAVING SAID EASTERLY LINE PROCEED S. 80° 25' 46" E., A DISTANCE OF 153.20 FEET; THENCE S. 41° 13' 40" E., A DISTANCE OF 201.57 FEET; THENCE S. 22° 21' 27" E., A DISTANCE OF 234.98 FEET; THENCE S. 67° 38' 33" W., A DISTANCE OF 248.59 FEET; THENCE N. 22° 21' 27" W., A DISTANCE OF 186.22 FEET; THENCE N. 80° 25' 46" W., A DISTANCE OF 124.22 FEET TO SAID EASTERLY LINE OF A POWER LINE EASEMENT; THENCE N. 09° 34' 14" E., ALONG SAID EASTERLY LINE A DISTANCE OF 186.99 FEET; THENCE LEAVING SAID EASTERLY LINE PROCEED N. 80° 25' 46" W., A DISTANCE OF 203.00 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 468; THENCE N. 09° 34' 14" E., ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 RUN N89°55'32"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 436.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°55'32"W, 88.00 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°21'53"E, 200.00 FEET; THENCE S89°55'32"E, 88.00 FEET TO THE WEST LINE OF THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID WEST LINE, S00°21'53"W, 200.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND EAST OF COUNTY ROAD C-468.

AND

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

THAT PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE AND NORTH OF COUNTY ROAD COUNTY ROAD C-468, DESCRIBED AS FOLLOWS:

FROM THE EAST 1/4 SECTION CORNER OF SAID SECTION 27 RUN $S00^{\circ}27'14''W$, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,063.37 FEET, MORE OR LESS, TO A POINT THAT IS 900.00 FEET NORTH OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468 AND THE EAST LINE OF THE SAID SOUTHEAST 1/4, AS MEASURED ALONG THE SECTION LINE; THENCE DEPARTING SAID EAST LINE, $S63^{\circ}20'10''W$, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468, 168.53 FEET TO A POINT THAT IS 150.00 FEET WEST, BY PERPENDICULAR MEASUREMENT, OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE PARALLEL WITH SAID EAST LINE THE FOLLOWING COURSES: $S00^{\circ}27'14''W$, 157.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE $S00^{\circ}27'14''W$, 742.89 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468; THENCE DEPARTING SAID PARALLEL LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: $S63^{\circ}16'44''W$, 415.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,209.04 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF $26^{\circ}53'57''$, A DISTANCE OF 1,506.57 FEET; THENCE $N89^{\circ}49'19''W$, 428.59 FEET; THENCE $S89^{\circ}42'52''W$, 32.06 FEET TO A POINT ON THE LIMITED ACCESS RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-468 AND ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF FLORIDA'S TURNPIKE THE FOLLOWING COURSES: $N00^{\circ}19'46''W$, 174.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF $48^{\circ}36'09''$, A DISTANCE OF 466.55 FEET; THENCE $N48^{\circ}55'55''W$, 9.41 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY, $N00^{\circ}00'00''E$, 213.72 FEET; THENCE $N89^{\circ}09'45''E$, 1,655.63 FEET; THENCE $N26^{\circ}47'19''W$, 19.43 FEET; THENCE $N63^{\circ}16'51''E$, 940.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE AND NORTH OF COUNTY ROAD C-468;

LESS:

THE LIMITED ACCESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE, LYING IN THE SOUTHEAST CORNER THEREOF;

AND

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

THAT PORTION OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, RUN S00°01'14"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S00°01'14"E, 2,210.14 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, S89°55'49"W, 1,317.71 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID WEST 1/2, S00°08'41"W, 1,158.85 FEET; THENCE DEPARTING SAID EAST LINE, WEST, 639.67 FEET; THENCE NORTH, 3,500.73 FEET; THENCE EAST, 1,260.07 FEET; THENCE SOUTH, 130.14 FEET; THENCE EAST, 699.51 FEET TO THE POINT OF BEGINNING.

AND

THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD C-468.

AND

THOSE PORTIONS OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

THE NORTH 3/4 OF THE EAST 1/2 OF SAID SECTION; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD C-468;

AND

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501;

AND

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; ALSO LESS RIGHT-OF-WAYS FOR COUNTY ROAD C-468 AND COUNTY ROAD 501.

MARTIN L. DZURO.
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MANAGER
TITLE

AND

THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTHERLY OF FLORIDA'S TURNPIKE.

AND

ALL OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 1443.75 FEET OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHERLY OF FLORIDA'S TURNPIKE;

AND

THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTHERLY OF FLORIDA'S TURNPIKE;

LESS:

THAT LAND LYING IN SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN $S00^{\circ}40'20''W$, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE $S00^{\circ}40'20''W$, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1057.86 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE $S00^{\circ}44'45''W$, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) $N42^{\circ}21'30''W$, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF $14^{\circ}36'04''$ AND A CHORD BEARING AND DISTANCE OF $N49^{\circ}46'20''W$, 1494.30 FEET); (3) THENCE $N57^{\circ}03'06''W$, A DISTANCE OF 287.77 FEET; THENCE $N02^{\circ}21'09''W$, A DISTANCE OF 337.71 FEET; THENCE $N00^{\circ}39'29''E$, A DISTANCE OF 1724.92 FEET; THENCE $S89^{\circ}36'07''E$, A DISTANCE OF 1733.89 FEET RETURNING TO THE POINT OF BEGINNING.

MARTIN L. DZURO.
ISSUING OFFICER

MANAGER
TITLE

AND

THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING
NORTHERLY OF FLORIDA'S TURNPIKE.

AND

THAT PORTION OF THE EAST 1443.75 FEET OF SECTION 12, TOWNSHIP 20 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD C-
470.

MARTIN L. DZURO.
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MANAGER
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COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule Available</u>	<u>Sheet No.</u>
Sumter	The Villages	GS, RS	12.0, 13.0

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MANAGER
TITLE

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 SOUTH SUMTER UTILITY COMPANY, LLC
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 ARATE@ - 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, ASERVICE@ shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

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INDEX OF RULES AND REGULATIONS

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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 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 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.

(Continued on Sheet No. 8.0)

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(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 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.

9.0 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.)

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 charge resulting from a violation of this Rule.

11.0 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.

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(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 water service.
- 15.0 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.

- 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 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.
- 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.

(Continued on Sheet No. 10.0)

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(Continued from Sheet No. 9.0)

- 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, 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.
- 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.

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INDEX OF RATES AND CHARGES SCHEDULES

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General Service, GS	12.0
Miscellaneous Service Charges.....	15.0
Residential Service, RS	13.0

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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 - Quarterly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 26.00
3/4"	\$ 39.00
1"	\$ 65.00
1 1/2"	\$ 130.00
2"	\$ 208.00
3"	\$ 455.00
4"	\$ 780.00
6"	\$ 1,625.00
Charge per 1,000 gallons	\$ 5.56

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.
- EFFECTIVE DATE - May __, 2018
- TYPE OF FILING - Original Certificate

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RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Quarterly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 26.00
3/4"	\$ 39.00
1"	\$ 65.00
1 1/2"	\$ 130.00
2"	\$ 208.00
3"	\$ 455.00
4"	\$ 780.00
6"	\$ 1,625.00
Charge per 1,000 gallons 10,000 gallon maximum	\$ 5.33

- MINIMUM CHARGE - Base Facility
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

- EFFECTIVE DATE - May __, 2018
- TYPE OF FILING - Original Certificate

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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 Service</u>	<u>General Service</u>
\$103.00	Two times average monthly bill

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

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 - May __, 2018

TYPE OF FILING - Original Certificate

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MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer's billing account is not paid timely and is therefore delinquent.

Schedule of Miscellaneous Service Charges

	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection Charge	\$35.00	N/A
Normal Reconnection Charge	\$35.00	N/A
Violation Reconnection Charge	\$Actual Cost	Actual Cost
Premises Visit Charge (in lieu of disconnection)	\$35.00	N/A
Late Payment Charge		\$5.00
Grease/Oil Collection Device Cleaning Repair/Installation		Actual Cost

EFFECTIVE DATE - May __, 2018

TYPE OF FILING - Original Certificate

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INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

<u>Description</u>	<u>Sheet Number</u>
Schedule of Charges.....	18.0
Service Availability Policy.....	17.0

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SERVICE AVAILABILITY POLICY

Developers will install and donate all infrastructure to the Company and pay such Service Availability Charges as set forth herein.

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SERVICE AVAILABILITY CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
<u>Plant Capacity Charge</u>	
Residential per ERC.....	\$ 2,251.00
All other per gallon.....	\$ 26.17

EFFECTIVE DATE - May ____, 2018

TYPE OF FILING - Original Certificate

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INDEX OF STANDARD FORMS

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COPY OF CUSTOMER'S BILL	21.0

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APPLICATION FOR WASTEWATER SERVICE

MARTIN L. DZURO.
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MANAGER
TITLE

COPY OF CUSTOMER'S BILL

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