

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for original water  
and wastewater Certificates in Lake and Sumter  
Counties by Gibson Place Utility Company, LLC

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DOCKET NO.: 20200185-WS

**PETITION TO ESTABLISH RATES AND CHARGES**

Applicant, GIBSON PLACE UTILITY COMPANY, LLC (“GPU”), by and through its undersigned attorneys files petition to establish rates and charges and in support thereof states:

1. On July 22, 2020, GPU filed an Application in this Docket for original water and wastewater certificates in Lake and Sumter Counties and requested that the ratemaking portion of the proceeding be bifurcated and further requested a temporary waiver of the Rules which required tariffs and financial schedules for ratemaking.

2. On November 24, 2020, this Commission by Order No. PSC-2020-0473-PAA-WS, granted GPU’s request for a temporary waiver of the ratemaking rules, and granted GPU Water Certificate 677-W and Wastewater Certificate 577-S.

3. GPU anticipates commencing service to customers in the first quarter of 2023.

4. Pursuant to Rule 25-30.033(1)(p)1, 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 is included in the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

5. Pursuant to Rule 25-30.033(1)(p)2, F.A.C., a schedule showing the projected annual contributions in aid of construction and associated amortization by year are included in the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

6. Pursuant to Rule 25.30.033(1)(p)3, F.A.C., a schedule showing the projected capital structure is included in the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

7. Pursuant to Rule 25-30.033(1)(p)4, 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 April, 2022, attached hereto as Attachment “A”.

8. Pursuant to Rule 25-30.033(1)(p)5, F.A.C., a schedule showing how the proposed rates were developed is included in the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

9. Pursuant to Rule 25.30.033(1)(p)6, F.A.C., a schedule showing how the proposed service availability charges were developed is included in the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

10. Pursuant to Rule 25.30.033(1)(p)7, F.A.C., a schedule showing how customer deposits and miscellaneous service charges were developed is included in the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

10. Pursuant to Rule 25-30.033(1)(q), F.A.C., the original of the proposed Water Tariff, and Wastewater Tariff, containing all rates, classifications, charges, rules and regulations of GPU are attached hereto as Attachment “B”.

WHEREFORE, GIBSON PLACE UTILITY COMPANY, LLC respectfully requests that the Commission establish initial rates and charges consistent with the Accounting Information schedules dated April, 2022, attached hereto as Attachment “A”.

Respectfully submitted this 19<sup>th</sup> day of April, 2022, by:

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*/s/Martin S. Friedman*  
MARTIN S. FRIEDMAN  
For the Firm

ATTACHMENT "A"  
Accounting Information

**Gibson Place Utilities, LLC**  
**Application for Original Certificate**  
**Accounting Information**

**Docket No. 2020185-WS**

**April 2022**

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Docket No.: 20200185-WS**

**Index**

<u>Schedule No.</u>	<u>Description</u>	<u>Page No.</u>
1	Pro Forma Rate Base	1
1A	Pro Forma Water Plant (NARUC Accounts 301-348)	2
1B	Pro Forma Wastewater Plant (NARUC Accounts 351-398)	3
2	Pro Forma Balance Sheet based on projections at 100% Design Capacity	4
3A	Pro Forma Expense for Water System When Plants are Operating at 80% of Design Capacity	5
3B	Pro Forma Expense for Wastewater System When Plants are Operating at 80% of Design Capacity	6
4A	Service Availability Charge Analysis - Water	7
4B	Service Availability Charge Analysis - Wastewater	8
5	Cost Justification for Meter Installation Fees	9
6	Cost Justification for Miscellaneous Service Charges	10
7	Calculation of Proposed Rates and Revenue Proof - Water, Wastewater and Bulk Customer	11
8	Cost of Capital	12
 <b><u>Supporting Schedules</u></b>		
1A Support	Water Plant, Depreciation, CIAC and Amortization	13
1B Support	Wastewater Plant, Depreciation, CIAC and Amortization	15
7 Support (p1)	Projected Net Operating Income When Plants Operating at 80% Capacity	17
7 Support (p2)	Calculation of Rates for Water Utility based on projections at 80% Design Capacity	18
7 Support (p3)	Calculation of Rates for Wastewater Utility based on projections at 80% Design Capacity	19
 <b><u>Calculation of Bulk Rate Schedules</u></b>		
9 (p1)	Bulk Rates - Expense Adjustment based on projections 12/31/2026	20
9 (p2)	Bulk Rate - Rate Base Adjustment	21
9 (p3)	Bulk Rates - Proof of Revenues	22
9 (p4)	Calculation of Bulk Rates for Water Utility	23
9 (p5)	Calculation of Bulk Rates for Wastewater Utility	24
9 (p6)	Projected Net Operating Income for Bulk Customers	25

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Projected Rate Base at 100% and 80% of Designed Capacity**

Line No	Description	12/31/2027 100%	12/31/2026 80%	Referenced Schedule No.
1	<b>Water Rate Base</b>			
2				
3	Utility Plant in Service	\$ 50,972,274	\$ 47,906,297	1 A
4	Accumulated Depreciation	(4,786,554)	(3,438,665)	1 A Support
5	Contributions in Aid of Construction	(22,893,323)	(20,167,016)	1 A Support
6	Accumulated Amortization of CIAC	1,605,258	1,027,813	1 A Support
7	Working Capital Allowance (1/8 O&M)	286,414	120,158	
8	Water Rate Base	<u>\$ 25,184,070</u>	<u>\$ 25,448,587</u>	
9				
10				
11				
12	<b>Wastewater Rate Base</b>			
13				
14	Utility Plant in Service	\$ 117,239,052	\$ 113,151,082	1 B
15	Accumulated Depreciation	(16,437,730)	(12,114,001)	1 B Support
16	Contributions in Aid of Construction	(51,462,948)	(45,442,029)	1 B Support
17	Accumulated Amortization of CIAC	5,201,440	3,285,601	1 B Support
18	Working Capital Allowance (1/8 O&M)	627,407	259,389	
19	Wastewater Rate Base	<u>\$ 55,167,221</u>	<u>\$ 59,140,043</u>	

Gibson Place Utilities, LLC  
Initial Rates and Charges  
Pro Forma Water Utility Plant  
Projected December 31, 2027

Line No.	NARUC Acct.	Description	Water	Accumulated Depreciation	Net Plant
1	301	Organization	\$ 427,250	\$ 48,066	\$ 379,184
2	302	Franchises			
3	303	Land and Land Rights	151,008		151,008
4	304	Structures and Improvements	4,724,287	642,609	4,081,679
5	305	Collecting and Impounding Reservoirs			
6	306	Lake, River and Other Intakes			
7	307	Wells and Springs	-	-	-
8	309	Supply Mains			
9	310	Power Generation Equipment			
10	311	Pumping Equipment			
11	320	Water Treatment Equipment	6,459,713	1,277,293	5,182,420
12	330	Distribution Reservoirs and Standpipes	3,469,000	325,938	3,143,063
13	331	Transmission and Distribution Mains	22,465,925	1,695,242	20,770,683
14	333	Services	10,006,564	617,980	9,388,584
15	334	Meters and Meter Installation			
16	335	Hydrants	3,268,527	179,428	3,089,100
17	339	Other Plant and Miscellaneous Equipment			
18	340	Office Furniture and Equipment			
19	341	Transportation Equipment			
20	343	Tools, Shop and Garage Equipment			
21	345	Power Operated Equipment			
22	346	Communication Equipment			
23	348	Other Tangible Plant			
24			<u>\$ 50,972,274</u>	<u>\$ 4,786,554</u>	<u>\$ 46,185,720</u>
25					
26		Treatment Capacity	4.99 mgd		
27		Line Capacity	12,000 ERCs		
28		ERC =	80 GPD		

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Pro Forma Wastewater Utility Plant**  
**Projected December 31, 2027**

Line No.	NARUC Acct.	Description	Wastewater	Accumulated Depreciation	Net Plant
1	351	Organization	\$ 427,250	\$ 48,066	\$ 379,184
2	352	Franchises			
3	353	Land and Land Rights	1,617,500		1,617,500
4	354	Structures and Improvements	38,802,351	4,951,994	33,850,357
5	360	Collecting Wastewater - Force	5,369,236	694,291	4,674,945
6	361	Collecting Wastewater - Gravity	25,154,461	1,415,780	23,738,681
7	362	Special Collecting Structures			
8	363	Services to Customers	6,288,615	419,145	5,869,470
9	364	Flow Measuring Devices			
10	365	Flow Measuring Installations			
11	370	Receiving Wells			
12	371	Pumping Equipment	4,931,088	1,028,402	3,902,686
13	380	Treatment and Disposal Equipment	34,648,552	7,880,053	26,768,499
14	381	Plant Sewers			
15	382	Outfall Wastewater Lines			
16	389	Other Plant and Miscellaneous Equipment			
17	390	Office Furniture and Equipment			
18	391	Transportation Equipment			
19	393	Tools, Shop and Garage Equipment			
20	395	Power Operated Equipment			
21	398	Other Tangible Plant			
22			<u>\$ 117,239,052</u>	<u>\$ 16,437,730</u>	<u>\$ 100,801,322</u>
23					
24		Treatment Capacity		4.0 mgd	
25		Line Capacity (per factored ERCs)		12,000 ERCs	
26		ERC =		80 GPD	

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Pro Forma Balance Sheet at 100% Design**  
**Projected December 31, 2027**

Line No.	NARUC Acct.	Assets and Other Debits	
1	101	Utility Plant In Service	\$ 168,211,326
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	(21,224,284)
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	379,547
12	132	Special Deposits	
13	141	Customer Accounts Receivable	660,789
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		<b>Total Assets and Other Debits</b>	<b><u>\$ 148,027,378</u></b>
20			
21		Equity Capital	
22	201	Common Stock Issued	
23	204	Preferred Stock Issued	
24	211	Other Paid In Capital	72,555,453
25	215	Retained Earnings	6,589,454
26	218	Proprietary Capital	
27		Liabilities and Other Credits	
28	224	Long Term Debt	
29	231	Accounts Payable	126,516
30	232	Notes Payable	
31	235	Customer Deposits	1,206,383
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)	74,356,270
40	272	Accumulated Amortization of CIAC	(6,806,698)
41	281	Accumulated Deferred Income Taxes -Accelerated Amortization	
42	282	Accumulated Deferred Income Taxes -Liberalized Depreciation	
43	283	Accumulated Deferred Income Taxes - Other	
44		<b>Total Equity, Liabilities and Other Credits</b>	<b><u>\$ 148,027,378</u></b>

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Water System**  
**Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity**  
**Projected December 31, 2026**

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	
5	615	Purchased Power	71,114
6	616	Fuel for Power Production	
7	618	Chemicals	47,939
8	620	Materials and Supplies	
9	630	Contract Services	802,420
10	630	Contract Services - Engineering	31,836
11	630	Contract Services - Accounting	7,959
12	640	Rents	
13	650	Transportation Expense	
14	655	Insurance Expense	
15	665	Regulatory Commission Expense	
16	670	Bad Debt Expense	
17	675	Miscellaneous Expense	
18	403	Depreciation - Net of CIAC Amortization	760,015
19	407	Amortization Expense - Intangible	10,681
20	408	Taxes Other Than Income (1)	803,972
21		Total Expenses	2,535,935
22			
23		Average Cost per customer per month	\$ 21.34
24			
25	(1) Taxes other than Income		
26		Property Taxes (net tangible plant X millage)	
27		(12.0498)	374,726
28		Regulatory Assessment Fees	203,327
29		Franchise Fee (5%)	225,919
30		Total	803,972

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Wastewater System**  
**Pro Forma Expenses for Wastewater Utility based on projections at 80% Design Capacity**  
**Projected December 31, 2026**

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	
5	711	Sludge Removal Expense	
6	715	Purchased Power	225,186
7	716	Fuel for Power Production	
8	718	Chemicals	50,982
9	720	Materials and Supplies	
10	730	Contract Services	1,759,146
11	730	Contract Services - Engineering	31,836
12	730	Contract Services - Accounting	7,959
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	775	Miscellaneous Expense - Permit Fees	
20	403	Depreciation - Net of CIAC Amortization	2,653,855
21	407	Amortization Expense - Intangible	10,681
22	408	Taxes Other Than Income (1)	1,832,839
23		Total Expenses	<u>\$ 6,572,484</u>
24			
25		Average cost per customer per month	<u>\$ 55.31</u>
26			
27	(1) Taxes other than Income		
28		Property Taxes (net tangible plant X millage)	
29		(12.0498)	770,787
28		Regulatory Assessment Fees	503,077
29		Franchise Fee (5%)	558,975
30		Total	<u>\$ 1,832,839</u>

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Service Availability Charge Analysis for Water**  
**Projected December 31, 2027**

Line No.	Description	Plant 2027 Water	Mains 2027 Water	TOTAL
1	Gross Book Value	\$ 28,506,349	\$ 22,465,925	\$ 50,972,274
2	Land	\$ 151,008	\$ -	\$ 151,008
3	Depreciable Plant	\$ 28,355,341	\$ 22,465,925	\$ 50,821,266
4	Accumulated Depreciation to Date	\$ -	\$ -	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 3,091,312	\$ 1,695,242	\$ 4,786,554
6	Net Plant at Design Capacity (includes land)	\$ 25,415,037	\$ 20,770,683	\$ 46,185,720
7	Transmission & Distribution / Collection Lines	\$ -	\$ 22,465,925	\$ 22,465,925
8	Minimum Level of C.I.A.C.	0.00%	100.00%	44.07%
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 (total is blended number)*	13,693	12,378	13,074
13	Composite Depreciation Rate	2.97%	2.26%	2.65%
14	Number of Years to Design Capacity	5	5	5
15	Existing Service Availability Charge Per ERC	\$ -	\$ -	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%	0.00%	0.00%
17	Requested Service Availability Charge Per ERC	\$ 928.00	\$ 823.00	\$ 1,751.00
18	Level of C.I.A.C. at Design Capacity	46.23%	46.23%	46.23%
19	Minimum Service Availability Charge Per ERC	\$ -	\$ 1,780.00	\$ 1,670.00
20	Level of C.I.A.C. at Design Capacity	0.00%	100.00%	44.07%
21	Maximum Service Availability Charge Per ERC	\$ 1,506.00	\$ 1,335.00	\$ 2,841.00
22	Level of C.I.A.C. at Design Capacity	75.00%	75.00%	75.00%
23	Requested Service Availability Charge Per ERC	<u>\$ 928.00</u>	<u>\$ 823.00</u>	<u>\$ 1,751.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 11.60</u>	<u>\$ 10.29</u>	<u>\$ 21.89</u>
25	*Includes Bulk Customer (1315 ERCs) paying Plant Capacity Only			
26		Requested	Requested	
27	Main Extension (excludes Bulk Service Customer)	<u>\$ -</u>	<u>\$ 823.00</u>	<u>\$ 823.00</u>
28	Plant Capacity	<u>\$ 928.00</u>	<u>\$ -</u>	<u>\$ 928.00</u>

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Service Availability Charge Analysis for Wastewater**  
**Projected December 31, 2027**

Line No.	Description	Plant 2027 Wastewater	Mains 2027 Wastewater	TOTAL
1	Gross Book Value	\$ 86,715,355	\$ 30,523,697	\$ 117,239,052
2	Land	\$ 1,617,500	\$ -	\$ 1,617,500
3	Depreciable Plant	\$ 85,097,855	\$ 30,523,697	\$ 115,621,552
4	Accumulated Depreciation to Date	\$ -	\$ -	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 14,327,660	\$ 2,110,071	\$ 16,437,730
6	Net Plant at Design Capacity (includes land)	\$ 72,387,696	\$ 28,413,626	\$ 100,801,322
7	Transmission & Distribution / Collection Lines		\$ 30,523,697	\$ 30,523,697
8	Minimum Level of C.I.A.C.	0.00%	100.00%	26.04%
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 (total is blended number)*	13,693	12,378	13,308
13	Composite Depreciation Rate	4.22%	2.41%	3.74%
14	Number of Years to Design Capacity	5	5	5
15	Existing Service Availability Charge Per ERC	\$ -	\$ -	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%	0.00%	0.00%
17	Requested Service Availability Charge Per ERC	\$ 2,737.00	\$ 1,130.00	\$ 3,867.00
18	Level of C.I.A.C. at Design Capacity	46.22%	46.21%	46.20%
19	Minimum Service Availability Charge Per ERC	\$ -	\$ 2,446.00	\$ 2,179.00
20	Level of C.I.A.C. at Design Capacity	0.00%	100.00%	26.04%
21	Maximum Service Availability Charge Per ERC	\$ 4,441.00	\$ 1,834.00	\$ 6,278.00
22	Level of C.I.A.C. at Design Capacity	75.00%	75.00%	75.00%
23	Requested Service Availability Charge Per ERC	<u>\$ 2,737.00</u>	<u>\$ 1,130.00</u>	<u>\$ 3,867.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 34.21</u>	<u>\$ 14.13</u>	<u>\$ 48.34</u>
25	*Includes Bulk Customer (1315 ERCs) paying Plant Capacity Only			
26		Requested	Requested	
27	Main Extension (excludes Bulk Service Customer)	<u>\$ -</u>	<u>\$ 1,130.00</u>	<u>\$ 1,130.00</u>
28	Plant Capacity	<u>\$ 2,737.00</u>	<u>\$ -</u>	<u>\$ 2,737.00</u>

Gibson Place Utilities, 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	\$ 325	Actual
2			Cost
3	Meter	\$ 127	
4			
5	Labor to Install (contractor flat fee)	\$ 48	
6			
7	Total	<u>\$ 500</u>	

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Cost Justification for Miscellaneous Service Charges**

Line No.	Description	Charge During Regular Business Hours	Charge After Regular Business Hours
1	Initial Connection (1)	\$46.05	N/A
2			
3	Normal Reconnection (1)	\$46.05	N/A
4			
5	Violation Reconnection	Actual Cost	Actual Cost
6			
7	Premise Visit Charge (1)	\$46.05	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)	\$63.51	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	\$34.92	
23	Customer service cost	<u>\$11.13</u>	
24	Total	\$46.05	
25			
26	(2) Direct expense of outside service	\$52.38	
27	Customer service cost	<u>\$11.13</u>	
28	Total	\$63.51	

Gibson Place Utilities, LLC  
Initial Rates and Charges  
Proof of Revenue  
Projected December 31, 2026

Schedule 7  
Docket No.: 20200185-WS

Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	<b>Revenue Proof For Water</b>				
2	<b>Requested Rates - Residential - Monthly</b>				
3	Base Facility Charge	\$ 14.11	115,200		\$ 1,625,633.28
4	Gallorage Charge				
5	First 3,000 gls	\$ 5.44		235,469	\$ 1,280,867.86
6	Over 3,000 gls	\$ 6.80		44,851	\$ 304,968.54
7	<b>Total Residential Revenues</b>				<b>\$ 3,211,469.68</b>
8	<b>Average Residential Bill</b>				<b>\$ 27.88</b>
9					
10	<b>Requested Rates - General Service</b>				
11	5/8" x 3/4"	\$ 14.11	605		\$ 8,533.73
12	3/4"	21.17	307		6,503.42
13	1"	35.28	221		7,789.82
14	1-1/2" Turbine	70.55	144		10,159.20
15	2" Turbine	112.88	77		8,669.18
16	3" Turbine	246.93	38		9,482.11
17	Charge per 1,000 gallons	\$ 5.65		42,340	\$ 239,221.00
18	<b>Total General Service Revenues</b>				<b>\$ 290,358.47</b>
19	<b>Average General Service Bill</b>				<b>\$ 208.59</b>
20					
21	<b>Requested Rates - Bulk Customer</b>				
22	8"	520.23	36		18,728.28
23	12"	1,398.12	60		83,887.20
24	Charge per 1,000 gallons	\$ 1.57		539,295	846,692.84
25	<b>Total Bulk Customer Revenues</b>				<b>\$ 949,308.32</b>
26	<b>Average Bulk Service Bill</b>				<b>\$ 9,888.63</b>
27					
28	<b>Revenues from Miscellaneous Charges (50%)</b>	\$ 23.03	3,036		\$ 69,919
29					
30	<b>Total Water Revenue at 100% Design Capacity</b>				<b>\$ 4,521,055.54</b>
31					
32	<b>Revenue Proof For Wastewater</b>				
33					
34	<b>Requested Rates - Residential - Monthly</b>				
35	Base Facility Charge	\$ 43.75	115,200		\$ 5,040,446.20
36	Gallorage Charge (maximum 10,000 gls)	\$ 8.66		280,320	\$ 2,427,571.20
37	<b>Total Residential Revenues</b>				<b>\$ 7,468,017.40</b>
38	<b>Average Residential Bill</b>				<b>\$ 64.83</b>
39					
40	<b>Requested Rates - General Service</b>				
41	5/8" x 3/4"	\$ 43.75	605		\$ 26,462.34
42	3/4"	65.63	307		20,161.54
43	1"	109.38	221		24,151.10
44	1-1/2" Turbine	218.77	144		31,502.88
45	2" Turbine	350.03	77		26,882.30
46	3" Turbine	765.69	38		29,402.50
47	Charge per 1,000 gallons	\$ 10.39		42,340	\$ 439,912.60
48	<b>Total General Service Revenues</b>				<b>\$ 598,475.26</b>
49	<b>Average General Service Bill</b>				<b>\$ 429.94</b>
50					
51	<b>Requested Rates - Bulk Customer</b>				
52	8"	2,607.60	36		93,873.60
53	12"	7,007.92	60		420,475.20
54	Charge per 1,000 gallons	6.09		441,241	2,687,158.91
55	<b>Total Bulk Customer Revenues</b>				<b>\$ 3,201,507.71</b>
56	<b>Average Bulk Service Bill</b>				<b>\$ 33,349.04</b>
57					
58	<b>Revenues from Miscellaneous Charges (50%)</b>	\$ 23.02	3,036		\$ 69,889
59					
60	<b>Total Wastewater Revenue at 100% Design Capacity</b>				<b>\$ 11,337,889.09</b>

Gibson Place Utilities, LLC

Initial Rates and Charges

Schedule 8

Order No.: 20200185-WS

Projected Capital Structure When Utility Reaches 80% Capacity

Interim [ ] Final [x]

Historical [x] Projected [ ]

Explanation: Provide a schedule which calculates the requested cost of capital on a 13-month average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

	(1)	(2)	(3)	(4)	(5)
		Reconciled to			
		Rate Base (Schedule 1)			
Line No.	Class of Capital	12/31/2026 - 80%	Ratio	Cost Rate	Weighted Cost
1	Long Term Debt	\$ -			
2	Short Term Debt				
3	Preferred Stock				
4	Common Equity (1)	83,382,247	98.57%	7.88%	7.76%
5	Customer Deposits (2)	1,206,383	1.43%	2.00%	0.03%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	\$ 84,588,630	100.00%		7.79%
12					

Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2021-0244-PAA-WS

	Residential	General Service
17	<u>Outstanding Customer Deposit Balance</u>	
18	6,000	73
19	\$ 185	\$ 1,287
20		
21	\$1,112,400	\$ 93,983.12
		\$ 1,206,383.12

Type	Annual Plant Additions						TOTAL
	2022	2023	2024	2025	2026	2027	
Homes	0	1500	4500	7500	10,500	12,000	
331 Transmission	\$3,915,581	\$2,417,538	\$4,370,476	\$1,455,114	\$0	\$0	\$12,158,709
331 Distribution	\$0	\$1,238,008	\$2,525,536	\$2,576,046	\$2,627,567	\$1,340,059	\$10,307,216
333 Services	\$0	\$1,201,896	\$2,451,868	\$2,500,905	\$2,550,923	\$1,300,971	\$10,006,564
335 Hydrants	\$0	\$392,585	\$800,874	\$816,892	\$833,229	\$424,947	\$3,268,527

Depreciation Life / %	Annual additions - AD					
	2022	2023	2024	2025	2026	2027
43		\$ 147,282	\$ 101,639	\$ 33,840	\$ -	\$ -
43		\$ 28,791	\$ 58,733	\$ 59,908	\$ 61,106	\$ 31,164
40	\$ -	\$ 30,047	\$ 61,297	\$ 62,523	\$ 63,773	\$ 32,524
45	\$ -	\$ 8,724	\$ 17,797	\$ 18,153	\$ 18,516	\$ 9,443

Organization Cost	
Milian, Swain & Assoc. Inc.	\$32,500
Friedman & Friedman	\$5,000
Arnett Environmental	\$34,000
The Villages	\$300,000
Clymer Farner Barley	\$52,750
Filing Fee	\$3,000

Total Organization Cost	2022	2023	2024	2025	2026	2027	TOTAL
	\$427,250	\$0	\$0	\$0	\$0	\$0	\$427,250

40	2022	2023	2024	2025	2026	2027
	\$ 10,681	\$ -	\$ -	\$ -	\$ -	\$ -

WTP	2022	2023	2024	2025	2026	2027	TOTAL
304 Structures	\$3,995,622	\$0	\$728,666	\$0	\$0	\$0	\$4,724,287
307 Wells							\$0
320 Wtr Treatment Equip	\$5,463,378	\$0	\$996,334	\$0	\$0	\$0	\$6,459,713
330 Storage Tank	\$896,000	\$0	\$2,573,000	\$0	\$0	\$0	\$3,469,000
Other							\$0
<b>TOTAL</b>	<b>\$14,697,831</b>	<b>\$5,250,027</b>	<b>\$14,446,754</b>	<b>\$7,348,957</b>	<b>\$6,011,720</b>	<b>\$3,065,977</b>	<b>\$50,821,266</b>
<b>CUMULATIVE</b>	<b>\$14,697,831</b>	<b>\$19,947,858</b>	<b>\$34,394,612</b>	<b>\$41,743,569</b>	<b>\$47,755,289</b>	<b>\$50,821,266</b>	

2.97%	2022	2023	2024	2025	2026	2027
3.13%		\$ 125,063	\$ 22,807	\$ -	\$ -	\$ -
3.33%		\$ -	\$ -	\$ -	\$ -	\$ -
4.55%		\$ 248,584	\$ 45,333	\$ -	\$ -	\$ -
2.50%		\$ 22,400	\$ 64,325	\$ -	\$ -	\$ -
2.50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ 621,572	\$ 371,932	\$ 174,424	\$ 143,396	\$ 73,132

CIAC Table - PROPOSED RATES		
Fee - Plant	\$928	Schedule 4
Fee - T&D	\$823	Schedule 4
Total T&D cost	\$35,741,016	Schedule 1B
Total Factored ERCs	13,693	Capacity

Year	2022	2023	2024	2025	2026	2027	TOTAL
Factored ERCs		2,855	3,096	3,092	3,094	1,557	13,693
Factored ERCs without Mide	0	1,540	3,096	3,092	3,094	1,557	12,378
Annual CIAC - Plant	\$0	\$2,648,976	\$2,872,624	\$2,868,912	\$2,871,232	\$1,444,896	\$12,706,640
Annual CIAC - T&D	\$0	\$1,267,009	\$2,547,597	\$2,544,305	\$2,546,362	\$1,281,411	\$10,186,683
<b>TOTAL</b>	<b>\$0</b>	<b>\$3,915,985</b>	<b>\$5,420,221</b>	<b>\$5,413,217</b>	<b>\$5,417,594</b>	<b>\$2,726,307</b>	<b>\$22,893,323</b>

Annual additions - Accum Amortization						
34	\$ -	\$ 78,568	\$ 85,201	\$ 85,091	\$ 85,160	\$ 42,855
43	\$ -	\$ 29,465	\$ 59,246	\$ 59,170	\$ 59,218	\$ 29,800
	\$0	\$108,033	\$144,447	\$144,261	\$144,377	\$72,655

Accumulated Depreciation						
Type	2022	2023	2024	2025	2026	2027
ERC						
331 Transmission	\$ -	\$ 73,641	\$ 271,742	\$ 537,583	\$ 820,344	\$ 1,103,104
331 Distribution	\$ -	\$ 14,395	\$ 72,553	\$ 190,031	\$ 368,017	\$ 592,137
333 Services	\$ -	\$ 15,024	\$ 75,719	\$ 198,325	\$ 384,078	\$ 617,980
335 Hydrants	\$ -	\$ 4,362	\$ 21,985	\$ 57,583	\$ 111,515	\$ 179,428

Depreciation Expense					
2022	2023	2024	2025	2026	2027
\$ -	\$ 73,641	\$ 198,101	\$ 265,841	\$ 282,761	\$ 282,761
\$ -	\$ 14,395	\$ 58,158	\$ 117,478	\$ 177,985	\$ 224,121
\$ -	\$ 15,024	\$ 60,696	\$ 122,605	\$ 185,753	\$ 233,902
\$ -	\$ 4,362	\$ 17,623	\$ 35,598	\$ 53,933	\$ 67,912

<b>Total Organization Cost</b>	\$ -	\$ 5,341	\$ 16,022	\$ 26,703	\$ 37,384	\$ 48,066
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\$ -	\$ 5,341	\$ 10,681	\$ 10,681	\$ 10,681	\$ 10,681
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WTP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
304 Structures	\$ -	\$ 62,531	\$ 198,998	\$ 346,868	\$ 494,738	\$ 642,609
307 Wells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
320 Wtr Treatment Equip	\$ -	\$ 124,292	\$ 395,542	\$ 689,459	\$ 983,376	\$ 1,277,293
330 Storage Tank	\$ -	\$ 11,200	\$ 65,763	\$ 152,488	\$ 239,213	\$ 325,938
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$0</b>	<b>\$310,786</b>	<b>\$1,118,324</b>	<b>\$2,199,040</b>	<b>\$3,438,665</b>	<b>\$4,786,554</b>

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 62,531	\$ 136,467	\$ 147,870	\$ 147,870	\$ 147,870
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 124,292	\$ 271,250	\$ 293,917	\$ 293,917	\$ 293,917
\$ -	\$ 11,200	\$ 54,563	\$ 86,725	\$ 86,725	\$ 86,725
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>\$0</b>	<b>\$310,786</b>	<b>\$807,538</b>	<b>\$1,080,716</b>	<b>\$1,239,625</b>	<b>\$1,347,889</b>

Average Depreciation Rates			
	Plant	Lines	Total
Depr Exp	\$ 841,008	\$ 506,881	\$ 1,347,889
Plant	\$28,355,341	\$22,465,925	\$50,821,266
Depr %	2.966%	2.256%	2.652%
Depr life	33.72	43.00	37.70

Accumulated Amortization						
Annual CIAC - Plant	\$ -	\$ 39,284	\$ 160,452	\$ 366,765	\$ 658,204	\$ 1,013,650
Annual CIAC - T&D	\$ -	\$ 14,733	\$ 73,821	\$ 192,118	\$ 369,608	\$ 591,608
	\$0	\$54,016	\$234,273	\$558,883	\$1,027,813	\$1,605,258

Amortization Expense					
\$ -	\$ 39,284	\$ 121,168	\$ 206,314	\$ 291,439	\$ 355,446
\$ -	\$ 14,733	\$ 59,089	\$ 118,297	\$ 177,490	\$ 221,999
\$0	\$54,016	\$180,256	\$324,610	\$468,929	\$577,446

Type	Annual Plant Additions						TOTAL
	2022	2023	2024	2025	2026	2027	
Cumm. Homes	0	1500	4500	7500	10500	12,000	
Sewer Laterals	\$0	\$755,330	\$1,540,874	\$1,571,691	\$1,603,125	\$817,594	\$6,288,615
Collec. Sys	\$0	\$3,021,322	\$6,163,496	\$6,286,766	\$6,412,501	\$3,270,376	\$25,154,461
Force Main	\$2,142,410	\$1,283,829	\$553,152	\$1,389,845	\$0	\$0	\$5,369,236
Lift Stations Struct	\$738,000	\$661,894	\$678,441	\$695,402	\$0	\$0	\$2,773,737
Lift Stations Equip	\$1,312,000	\$1,176,700	\$1,206,118	\$1,236,270	\$0	\$0	\$4,931,088
WWTP Structures	\$9,081,570	\$0	\$14,077,533	\$0	\$0	\$0	\$36,028,614
WWTP Equipment	\$14,789,065	\$0	\$14,077,533	\$0	\$0	\$0	\$34,648,552

Depreciation Life	Annual additions - AD					
	2022	2023	2024	2025	2026	2027
38		\$ 19,877	\$ 40,549	\$ 41,360	\$ 42,188	\$ 42,188
45		\$ 67,140	\$ 136,967	\$ 139,706	\$ 142,500	\$ 142,500
30		\$ 114,208	\$ 18,438	\$ 46,328	\$ -	\$ -
32		\$ 43,747	\$ 21,201	\$ 21,731	\$ -	\$ -
18		\$ 138,261	\$ 67,007	\$ 68,682	\$ -	\$ -
32		\$ 685,971	\$ 439,923	\$ -	\$ -	\$ -
18		\$ 1,142,834	\$ 782,085	\$ -	\$ -	\$ -

Organization Cost	
Milian, Swain & Associates	\$32,500
Friedman & Friedman	\$5,000
Arnett Environmental	\$34,000
The Villages	\$300,000
Clymer Farner Barley	\$52,750
Filing Fee	\$3,000

Organization Cost	\$427,250	\$0	\$0	\$0	\$0	\$0	\$427,250
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40	\$ 10,681	\$ -	\$ -	\$ -	\$ -
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TOTAL	\$28,490,295	\$6,899,075	\$38,297,147	\$11,179,975	\$8,015,627	\$4,087,970	\$115,621,552
CUMULATIVE	\$47,141,759	\$54,040,834	\$92,337,980	\$103,517,956	\$111,533,582	\$115,621,552	\$115,621,552

\$ -	\$ 2,212,039	\$ 1,506,170	\$ 317,807	\$ 184,688	\$ 184,688
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CIAC Table - PROPOSED RATES	
Fee - Plant	\$2,737 Schedule 4
Fee - T&D	\$1,130 Schedule 4
Total T&D Cost	\$36,812,312 Schedule 1B
Total Factored ERCs	13,693 Capacity

Year	2022	2023	2024	2025	2026	2027	TOTAL
Factored ERCs	0	2,855	3,096	3,092	3,094	1,557	13,693
Factored ERCs without Midd	0	1,540	3,096	3,092	3,094	1,557	12,378
Annual CIAC - Plant	\$0	\$7,812,767	\$8,472,384	\$8,461,436	\$8,468,278	\$4,261,509	\$37,476,373
Annual CIAC - T&D	\$0	\$1,739,635	\$3,497,915	\$3,493,395	\$3,496,220	\$1,759,410	\$13,986,575
TOTAL	\$0	\$9,552,402	\$11,970,299	\$11,954,831	\$11,964,498	\$6,020,919	\$51,462,948

Annual additions - Accum Amortization						
24	\$ -	\$ 329,337	\$ 357,143	\$ 356,681	\$ 356,969	\$ 356,969
41	\$ -	\$ 41,977	\$ 84,405	\$ 84,296	\$ 84,364	\$ 84,364
	\$0	\$371,315	\$441,547	\$440,977	\$441,333	\$441,333

Accumulated Depreciation						
Type	2022	2023	2024	2025	2026	2027
Sewer Laterals	\$ -	\$ 9,939	\$ 50,090	\$ 131,197	\$ 254,077	\$ 419,145
Collec. Sys	\$ -	\$ 33,570	\$ 169,194	\$ 443,154	\$ 858,217	\$ 1,415,780
Force Main	\$ -	\$ 57,104	\$ 180,531	\$ 336,342	\$ 515,316	\$ 694,291
Lift Stations Struct	\$ -	\$ 21,873	\$ 76,221	\$ 152,034	\$ 238,714	\$ 325,393
Lift Stations Equip	\$ -	\$ 69,131	\$ 240,895	\$ 480,503	\$ 754,453	\$ 1,028,402
WWTP Structures	\$ -	\$ 342,986	\$ 1,248,918	\$ 2,374,813	\$ 3,500,707	\$ 4,626,601
WWTP Equipment	\$ -	\$ 571,417	\$ 2,105,294	\$ 4,030,214	\$ 5,955,133	\$ 7,880,053

Depreciation Expense					
2022	2023	2024	2025	2026	2027
\$ -	\$ 9,939	\$ 40,152	\$ 81,107	\$ 122,880	\$ 165,068
\$ -	\$ 33,570	\$ 135,624	\$ 273,960	\$ 415,063	\$ 557,563
\$ -	\$ 57,104	\$ 123,427	\$ 155,810	\$ 178,975	\$ 178,975
\$ -	\$ 21,873	\$ 54,347	\$ 75,814	\$ 86,679	\$ 86,679
\$ -	\$ 69,131	\$ 171,764	\$ 239,608	\$ 273,949	\$ 273,949
\$ -	\$ 342,986	\$ 905,933	\$ 1,125,894	\$ 1,125,894	\$ 1,125,894
\$ -	\$ 571,417	\$ 1,533,877	\$ 1,924,920	\$ 1,924,920	\$ 1,924,920

<b>Total Organization Cost</b>	\$ -	\$ 5,341	\$ 16,022	\$ 26,703	\$ 37,384	\$ 48,066
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\$ -	\$ 5,341	\$ 10,681	\$ 10,681	\$ 10,681	\$ 10,681
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<b>TOTAL</b>	\$0	\$1,111,360	\$4,087,165	\$7,974,960	\$12,114,001	\$16,437,730
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\$0	\$1,111,360	\$2,975,805	\$3,887,794	\$4,139,042	\$4,323,729
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Average Depreciation Rates			
	Plant	Lines	Total
Depr Exp	\$ 3,587,192	\$ 736,538	\$4,323,729
Plant	\$85,097,855	\$30,523,697	\$115,621,552
Depr %	4.215%	2.413%	3.740%
Depr life	23.72	41.44	26.74

Accumulated Amortization						
Annual CIAC - Plant	\$ -	\$ 164,669	\$ 672,577	\$ 1,537,397	\$ 2,759,043	\$ 4,337,658
Annual CIAC - T&D	\$ -	\$ 20,989	\$ 105,169	\$ 273,699	\$ 526,558	\$ 863,782
<b>TOTAL</b>	\$0	\$185,657	\$777,746	\$1,811,096	\$3,285,601	\$5,201,440

Amortization Expense					
\$ -	\$ 164,669	\$ 507,908	\$ 864,820	\$ 1,221,645	\$ 1,578,615
\$ -	\$ 20,989	\$ 84,180	\$ 168,530	\$ 252,860	\$ 337,224
\$0	\$185,657	\$592,088	\$1,033,350	\$1,474,505	\$1,915,839

**Gibson Place Utilities, LLC**  
**Initial Rates and Charges**  
**Projected Net Operating Income**  
**Projected 12/31/2026**

Line No.	Projected Costs	Additional Revenues and RAFs	2026 Required Revenues
1	<b>Water</b>		
2	Operating Revenue	\$ 4,518,380	\$ 4,518,380
3			
4	Operating Expenses		
5	Operation & Maintenance Expenses	\$ 961,268	\$ 961,268
6	Depreciation net of CIAC Amortization	760,015	760,015
7	Amortization	10,681	10,681
8	Taxes Other Than Income	374,726	\$ 803,972
9	Total Operating Expenses	\$ 429,246	\$ 2,535,935
10			
11	Net Operating Income (Loss)	\$ 4,089,134	\$ 1,982,445
12			
13	Rate Base		\$ 25,448,587
14			
15	Rate of Return		7.79%
16			
17			
18	<b>Wastewater</b>		
19	Operating Revenue	\$ 11,179,493	\$ 11,179,493
20			
21	Operating Expenses		
22	Operation & Maintenance Expenses	\$ 2,075,109	\$ 2,075,109
23	Depreciation net of CIAC Amortization	2,653,855	2,653,855
24	Amortization	10,681	10,681
25	Taxes Other Than Income	770,787	\$ 1,832,839
26	Total Operating Expenses	\$ 1,062,052	\$ 6,572,484
27			
28	Net Operating Income (Loss)	\$ 10,117,441	\$ 4,607,009
29			
30	Rate Base		\$ 59,140,043
31			
32	Rate of Return		7.79%
33			
34	(1) ORDER NO. PSC-2021-0244-PAA-WS		

Gibson Place Utilities, LLC  
Initial Rates and Charges  
Water System

Schedule 7 (Support)  
Page 2 of 3  
Docket No.: 20200185-WS

Calculation of Rates for Water Utility based on projections 12/31/2026

Line No.	NARUC Acct. No.	Description	2026	Allocation Percentage		Allocation Amount	
			Total Revenue Requirement	Base Facility Charge	Gallage Charge	Base Facility Charge	Gallage Charge
1	601	Salaries and Wages - Employees					
2	603	Salaries and Wages - Other					
3	604	Employees Pensions and Benefits					
4	610	Purchased Water					
5	615	Purchased Power	71,114	40%	60%	28,445	42,668
6	616	Fuel for Power Production					
7	618	Chemicals	47,939	40%	60%	19,176	28,764
8	620	Materials and Supplies					
9	630	Contract Service	802,420	40%	60%	320,968	481,452
10	630	Contract Service - Engineering	31,836	40%	60%	12,734	19,102
11	630	Contract Service - Accounting	7,959	40%	60%	3,184	4,775
12	640	Rents					
13	650	Transportation Expense					
14	655	Insurance Expense					
15	665	Regulatory Commission Expense					
16	670	Bad Debt Expense					
17	675	Miscellaneous Expense					
18		<b>Total Operations &amp; Maintenance Expenses</b>	<u>\$ 961,268</u>			<u>\$ 384,507</u>	<u>\$ 576,761</u>
19							
20	403	<b>Depreciation - Net of CIAC Amortization</b>	760,015	40%	60%	304,006	456,009
21							
22	407	<b>Amortization Expense - Org Cost</b>	10,681	40%	60%	4,273	6,409
23							
24	408	<b>Taxes Other Than Income</b>	803,972	40%	60%	321,589	482,383
25							
26		<b>Net Operating Income</b>	<u>1,982,445</u>	40%	60%	<u>792,978</u>	<u>1,189,467</u>
27							
28		<b>Revenues from Miscellaneous Charges (50%)</b>	69,904	40%	60%	27,962	41,942
29		<b>Less Revenues from Bulk Customer*</b>	<u>949,308</u>			<u>102,615</u>	<u>846,693</u>
30							
31		<b>Total Revenue Requirement from Rates</b>	<u>\$ 3,499,168</u>			<u>\$ 1,676,776</u>	<u>\$ 1,822,394</u>
32							
33		Factored Bills (Monthly factored bills X 12)				118,824	
34		Annual Billable Gallons					403,325
35							
36		<b>Base Facility Charge:</b>				<u>\$ 14.11</u>	
37		<b>Gallage Charge (per 1,000):</b>					
38		Residential under 3000 gls	235,469				<u>\$ 5.44</u>
39		Residential over 3000 gls	44,851				<u>\$ 6.80</u>
40		General Service	42,340				<u>\$ 5.65</u>
41							
42		<b>* Bulk Rate x gallons Bulk</b>	846,693				
43							
44							
45		<b>Monthly factored bills</b>					
46		5/8" (Res)	1	9,600	9,600	12,000	12,000
47		5/8" (Comm)	1	50	50	63	63
48		3/4"	1.5	26	38	32	48
49		1"	2.5	18	46	23	58
50		1-1/2" Turbine	5	12	60	15	75
51		2" Turbine	8	6	51	8	64
52		3" Turbine	17.5	3	56	4	70
53				<u>9,716</u>	<u>9,902</u>	<u>12,145</u>	<u>12,378</u>
54		<b>Annual billable gallons</b>					
55		Residential Gallons (80 gpd)		280,320	9,600	350,400	12,000
56		Under 3,000 gls (84%)		235,469		294,336	
57		Over 3,000 gls (16%)		44,851		56,064	
58		General Service Gallons (1000 gpd)		42,340	116	52,925	145
				<u>322,660</u>	<u>9,716</u>	<u>403,325</u>	<u>12,145</u>

Gibson Place Utilities, LLC  
Initial Rates and Charges  
Wastewater System  
Calculation of Rates for Water Utility based on projections 12/31/2026

Schedule 7 (Support)  
Page 3 of 3  
Docket No.: 20200185-W5

Line No.	NARUC Acct. No.	Description	2038	Allocation Percentage		Allocation Amount	
			Total Revenue Requirement	Base Facility Charge	Gallorage Charge	Base Facility Charge	Gallorage Charge
1		<b>Operations &amp; Maintenance Expenses</b>					
2	701	Salaries and Wages - Employees					
3	703	Salaries and Wages - Other					
4	704	Employees Pensions and Benefits					
5	710	Purchased Wastewater Treatment	-	50%	50%	-	-
6	711	Sludge Removal Expense	-				
7	715	Purchased Power	225,186	50%	50%	112,593	112,593
8	716	Fuel for Power Production	-				
9	718	Chemicals	50,982	50%	50%	25,491	25,491
10	720	Materials and Supplies	-				
11	730	Contract Services	1,759,146	50%	50%	879,573	879,573
12	730	Contract Services - Engineering	31,836	50%	50%	15,918	15,918
13	730	Contract Services - Accounting	7,959	50%	50%	3,980	3,980
14	740	Rents				-	-
15	750	Transportation Expense					
16	755	Insurance Expense				-	-
17	765	Regulatory Commission Expense				-	-
18	770	Bad Debt Expense					
19	775	Miscellaneous Expense					
20		<b>Total Operations &amp; Maintenance Expenses</b>	<u>\$ 2,075,109</u>			<u>\$ 1,037,555</u>	<u>\$ 1,037,555</u>
21							
22	403	<b>Depreciation - Net of CIAC Amortization</b>	2,653,855	50%	50%	1,326,927	1,326,927
23							
24	407	<b>Amortization Expense - Org Cost</b>	10,681	50%	50%	5,341	5,341
25							
26	408	<b>Taxes Other Than Income</b>	1,832,839	50%	50%	916,419	916,419
27							
28		<b>Net Operating Income</b>	<u>4,607,009</u>	50%	50%	<u>2,303,505</u>	<u>2,303,505</u>
29							
30		<b>Revenues from Miscellaneous Charges (50%)</b>	69,904	50%	50%	34,952	34,952
31		<b>Less Revenues from MUC Bulk Customer</b>	<u>3,201,508</u>			<u>514,349</u>	<u>2,687,159</u>
32							
33		<b>Total Revenue Requirement from Rates</b>	<u>\$ 7,908,081</u>			<u>\$ 5,040,446</u>	<u>\$ 2,867,636</u>
34							
35		Factored Bills (Monthly factored bills X 12)				115,200	
36		Annual Billable Gallons					322,660
37							
38		<b>Base Facility Charge</b>				<u>\$ 43.75</u>	
39							
40		<b>Gallorage Charge (per 1,000) - Residential</b>					<u>\$ 8.66</u>
41		<b>Gallorage Charge (per 1,000) - General Service</b>					<u>\$ 10.39</u>
42							
43		<b>Monthly factored bills</b>					
44							
45		5/8" (Res)	1	9,600	9,600	12,000	12,000
46		5/8" (Comm)	1	50	50	63	63
47		3/4"	1.5	26	38	32	48
48		1"	2.5	18	46	23	58
49		1-1/2" Turbine	5	12	60	15	75
50		2" Turbine	8	6	51	8	64
51		3" Turbine	17.5	3	56	4	70
52				<u>9,716</u>	<u>9,600</u>	<u>12,145</u>	<u>12,378</u>
53							
54		<b>Annual billable gallons</b>					
55		Residential Gallons		<u>Annual</u>	<u>Adjusted</u>	<u>Annual</u>	<u>Adjusted</u>
56		General Service Gallons		280,320	224,256	350,400	280,320
57				42,340	40,646	32,020	30,739
58				<u>322,660</u>	<u>264,902</u>	<u>382,420</u>	<u>311,059</u>
59		Unadjusted kgal charge				10.83	
60		Residential Unit Cost per Kgal:				8.66	
61		Gen Service Unit Cost per Kgal:				10.39	

**Gibson Place Utilities, LLC**  
**Bulk Rates Calculation - Initial Rates and Charges**  
**Expense Adjustment based on projections 12/31/2026**

**Schedule 9**  
**Page 1 of 6**  
**Docket No.: 20200185-WS**

**2026 Expense**

**WATER**

**Distribution**

Depreciation		
331 Distribution		177,985
333 Services		185,753
334 Hydrants		53,933
Amortization		
331 T & D		(81,431)
Total Depreciation Net of CIAC Amort		336,240
Contract Services		236,580
Contract Services - Engineering		7,959
Contract Services - Accounting		1,990
Property Taxes '(12.0498 x \$19,652,720)		236,811
<b>Adjustment to Water Expenses</b>		<b>819,580</b>

**WASTEWATER**

**Collection**

Depreciation		
Collection System		415,063
Laterals		122,880
Amortization		(208,381)
Total Depreciation Net of CIAC Amort		329,563
Contract Services		169,624
Contract Services - Engineering		3,502
Contract Services - Accounting		875
Property Taxes '(12.0498 x \$26,242,812)		316,221
<b>Adjustment to Wastewater Expenses</b>		<b>819,784</b>

Gibson Place Utilities, LLC  
Bulk Rates Calculation - Initial Rates and Charges  
Rate Base Adjustment  
Based on projections 12/31/2026

Schedule 9  
Page 2 of 6  
Docket No.: 20200185-WS

**Rate Base 2026**

**GPU Total UPIS / CIAC included in Water Rate Base** 25,448,587

**Distribution**

UPIS

331 Distribution	8,967,156
333 Services	8,705,593
334 Hydrants	2,843,580

Accumulated Depreciation

331 Distribution	(368,017)
333 Services	(384,078)
334 Hydrants	(111,515)

CIAC

331 Distribution	(4,085,679)
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Accumulated Amortization

331 Distribution	169,574
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<b>Adjustment to Water</b>	<b>15,736,615</b>
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<b>Adjusted WaterUPIS / CIAC</b>	<b>9,711,973</b>
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**GPU Total UPIS / CIAC included in Wastewater** 59,140,043

**Collection**

UPIS

Collection System (Gravity)	21,884,085
Laterals	5,471,021

Accumulated Depreciation

Collection System (Gravity)	(858,217)
Laterals	(254,077)

CIAC

Collection System (Gravity)	(10,076,360)
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Laterals

Accumulated Amortization	433,935
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<b>Adjustment to Wastewater</b>	<b>16,600,387</b>
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<b>Adjusted Wastewater UPIS / CIAC</b>	<b>42,539,655</b>
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Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	<b>Revenue Proof For Water</b>				
2	<b>Requested Rates - Residential - Monthly</b>				
3	Base Facility Charge	\$ 6.50	115,200		\$ 749,134.08
4	Gallorage Charge				
5	First 3,000 gls	\$ 1.51		235,469	\$ 354,898.58
6	Over 3,000 gls	\$ 1.88		44,851	\$ 84,499.66
7	<b>Total Residential Revenues</b>				<b>\$ 1,188,532.32</b>
8	<b>Average Residential Bill</b>				<b>\$ 10.32</b>
9					
10	<b>Requested Rates - General Service</b>				
11	5/8" x 3/4"	\$ 6.50	605		\$ 3,932.95
12	3/4"	9.75	307		2,995.20
13	1"	16.26	221		3,590.21
14	1-1/2" Turbine	32.51	144		4,681.44
15	2" Turbine	52.02	77		3,995.14
16	3" Turbine	113.80	38		4,369.92
17	8"	520.23			-
18	12"	1,398.12			-
19	Charge per 1,000 gallons	\$ 1.57		42,340	\$ 66,473.80
20	<b>Total General Service Revenues</b>				<b>\$ 90,038.66</b>
21	<b>Average General Service Bill</b>				<b>\$ 64.68</b>
22					
23	<b>Revenues from Miscellaneous Charges (50%)</b>	\$ 23.03	3,036		\$ 69,919.08
24	<b>Revenues from MUC Bulk Revenues</b>				
25	8"	\$ 520.23	36		18,728.28
26	12"	\$ 1,398.12	60		83,887.20
27	Gallorage	\$ 1.57		539,295	846,692.84
28	Total from MUC Bulk Revenues				<b>949,308.32</b>
29					
30	<b>Total Water Revenue at 100% Design Capacity</b>				<b>\$ 2,297,798.37</b>
31					
32	<b>Revenue Proof For Wastewater</b>				
33					
34	<b>Requested Rates - Residential - Monthly</b>				
35	Base Facility Charge	\$ 32.59	115,200		\$ 3,754,943.67
36	Gallorage Charge (maximum 10,000 gls)	\$ 5.08		280,320	\$ 1,424,025.60
37	<b>Total Residential Revenues</b>				<b>\$ 5,178,969.27</b>
38	<b>Average Residential Bill</b>				<b>\$ 44.96</b>
39					
40	<b>Requested Rates - General Service</b>				
41	5/8" x 3/4"	\$ 32.59	605		\$ 19,713.45
42	3/4"	48.89	307		15,019.01
43	1"	81.49	221		17,992.99
44	1-1/2" Turbine	162.97	144		23,467.68
45	2" Turbine	260.76	77		20,026.37
46	3" Turbine	570.41	38		21,903.74
47	8"	2,607.60	0		-
48	12"	7,007.92	0		-
49	Charge per 1,000 gallons	\$ 6.09		45,260	\$ 275,633.40
50	<b>Total General Service Revenues</b>				<b>\$ 393,756.65</b>
51	<b>Average General Service Bill</b>				<b>\$ 282.87</b>
52					
53	<b>Revenues from Miscellaneous Charges (50%)</b>	\$ 23.02	3,036		\$ 69,888.72
54	<b>Revenues from MUC Bulk Revenues</b>				
55	8"	\$ 2,607.60	36		93,873.60
56	12"	\$ 7,007.92	60		420,475.20
57	Gallorage	\$ 6.09		441,241	2,687,158.91
58	Total from MUC Bulk Revenues				<b>\$ 3,201,507.71</b>
59					
60	<b>Total Wastewater Revenue at 100% Design Capacity</b>				<b>\$ 8,844,122.35</b>

Gibson Place Utilities, LLC  
 Bulk Rates Calculation - Initial Rates and Charges  
 Water System  
 Calculation of Bulk Rates for Water Utility based on projections 12/31/2026

Line No.	NARUC Acct. No.	Description	2026			Allocation Percentage		Allocation Amount	
			Total Revenue Requirement	Bulk Customer Adjustment	Adj Revenue Requirement	Base Facility Charge	Gallorage Charge	Base Facility Charge	Gallorage Charge
1		<b>Operations &amp; Maintenance Expenses</b>							
1	601	Salaries and Wages - Employees							
2	603	Salaries and Wages - Other							
3	604	Employees Pensions and Benefits							
4	610	Purchased Water							
5	615	Purchased Power	71,114		71,114	40%	60%	28,445	42,668
6	616	Fuel for Power Production							
7	618	Chemicals	47,939		47,939	40%	60%	19,176	28,764
8	620	Materials and Supplies							
9	630	Contract Service	802,420	(236,580)	565,840	40%	60%	226,336	339,504
10	630	Contract Service - Engineering	31,836	(7,959)	23,877	40%	60%	9,551	14,326
11	630	Contract Service - Accounting	7,959	(1,990)	5,969	40%	60%	2,388	3,582
12	640	Rents							
13	650	Transportation Expense							
14	655	Insurance Expense							
15	665	Regulatory Commission Expense							
16	670	Bad Debt Expense							
17	675	Miscellaneous Expense							
18		<b>Total Operations &amp; Maintenance Expenses</b>	<u>\$ 961,268</u>	<u>\$ (246,529)</u>	<u>\$ 714,739</u>			<u>\$ 285,896</u>	<u>\$ 428,844</u>
19									
20	403	Depreciation - Net of CIAC Amortization	760,015	(336,240)	423,775	40%	60%	169,510	254,265
21									
22	407	Amortization Expense - Org Cost	10,681	-	10,681	40%	60%	4,273	6,409
23									
24	408	Taxes Other Than Income	803,972	(451,528)	352,443	40%	60%	140,977	211,466
25									
26		<b>Net Operating Income</b>	<u>1,982,445</u>	<u>(1,225,882)</u>	<u>756,563</u>	40%	60%	<u>302,625</u>	<u>453,938</u>
27									
28		<b>Revenues from Miscellaneous Charges (50%)</b>	<u>69,904</u>		<u>69,904</u>	40%	0%	<u>27,962</u>	<u>-</u>
29									
30		<b>Total Revenue Requirement from Rates</b>	<u>\$ 4,448,476</u>	<u>\$ (2,260,179)</u>	<u>\$ 2,188,297</u>			<u>\$ 875,319</u>	<u>\$ 1,354,922</u>
31		Factored Bills (Monthly factored bills X 12)						134,604	
32		Annual Billable Gallons							861,955
33		<b>Base Facility Charge</b>						<u>\$ 6.50</u>	
34									
35		<b>Gallorage Charge (per 1,000)</b>							
36		Residential under 3000 gls	235,469						<u>\$ 1.51</u>
37		Residential over 3000 gls	44,851						<u>\$ 1.88</u>
38		<b>General Service</b>	42,340						<u>\$ 1.57</u>

**Monthly factored bills**

			80%		100%		
			Bills	Factored	Bills	Factored	
43	5/8" (Res)	1	9,600	9,600	12,000	12,000	\$ 875,316
44	5/8" (Comm)	1	50	50	63	63	\$ (343,178)
45	3/4"	1.5	26	38	32	48	
46	1"	2.5	18	46	23	58	
47	1-1/2" Turbine	5	12	60	15	75	
48	2" Turbine	8	6	51	8	64	
49	3" Turbine	17.5	3	56	4	70	
50	8"	80	3	240	3	240	
51	12"	215	5	1,075	5	1,075	
52							
53			<u>9,724</u>	<u>11,217</u>	<u>12,153</u>	<u>13,693</u>	
54		<b>Annual billable gallons</b>					
55	Residential Gallons (80 gpd)		280,320	9,600	350,400	12,000	
56	Under 3,000 gls (84%)		235,469		294,336		
57	Over 3,000 gls (16%)		44,851		56,064		
58	General Service Gallons (1000 gpd)		42,340	116	52,925	145	
59	General Service Gallons - Bulk (110% of Bulk sales)		539,295		674,119		
60	Total General Service Gallons including Bulk		<u>581,635</u>		<u>727,044</u>		
61			<u>861,955</u>	<u>9,716</u>	<u>403,325</u>	<u>12,145</u>	

Gibson Place Utilities, LLC  
Bulk Rates Calculation - Initial Rates and Charges  
Wastewater System

Schedule 9  
Page 5 of 6  
Docket No.: 20200185-WS

Calculation of Bulk Rates for Wastewater Utility based on projections 12/31/2026

Line No.	NARUC Acct. No.	Description	2026			Allocation Percentage		Allocation Amount	
			Total Revenue Requirement	Bulk Customer Adjustment	Adj Revenue Requirement	Base Facility Charge	Gallonge Charge	Base Facility Charge	Gallonge Charge
1		<b>Operations &amp; Maintenance Expenses</b>							
2	701	Salaries and Wages - Employees							
3	703	Salaries and Wages - Other							
4	704	Employees Pensions and Benefits							
5	710	Purchased Wastewater Treatment							
6	711	Sludge Removal Expense							
7	715	Purchased Power	225,186		225,186	50%	50%	112,593	112,593
8	716	Fuel for Power Production							
9	718	Chemicals	50,982		50,982	50%	50%	25,491	25,491
10	720	Materials and Supplies							
11	730	Contract Services	1,759,146	(169,624)	1,589,523	50%	50%	794,761	794,761
12	730	Contract Services - Engineering	31,836	(3,502)	28,334	50%	50%	14,167	14,167
13	730	Contract Services - Accounting	7,959	(875)	7,084	50%	50%	3,542	3,542
14	740	Rents							
15	750	Transportation Expense							
16	755	Insurance Expense							
17	765	Regulatory Commission Expense							
18	770	Bad Debt Expense							
19	775	Miscellaneous Expense							
20		<b>Total Operations &amp; Maintenance Expenses</b>	<u>\$ 2,075,109</u>	<u>\$ (174,001)</u>	<u>\$ 1,901,108</u>			<u>\$ 950,554</u>	<u>\$ 950,554</u>
21									
22	403	<b>Depreciation - Net of CIAC Amortization</b>	2,653,855	(329,563)	2,324,292	50%	50%	1,162,146	1,162,146
23									
24	407	<b>Amortization Expense - Org Cost</b>	10,681	-	10,681	50%	50%	5,341	5,341
25									
26	408	<b>Taxes Other Than Income</b>	1,832,839	(538,022)	1,294,816	50%	50%	647,408	647,408
27									
28		<b>Net Operating Income</b>	<u>4,607,009</u>	<u>(1,293,170)</u>	<u>3,313,839</u>	50%	50%	<u>1,656,920</u>	<u>1,656,920</u>
29									
30		<b>Revenues from Miscellaneous Charges (50%)</b>	69,904		69,904	50%	50%	34,952	34,952
31									
32		<b>Total Revenue Requirement from Rates</b>	<u>\$ 11,109,589</u>	<u>\$ (2,334,756)</u>	<u>\$ 8,774,833</u>			<u>\$ 4,387,417</u>	<u>\$ 4,387,417</u>
33									
34		Factored Bills (Monthly factored bills X 12)						134,604	
35		Annual Billable Gallons							766,821
36									
37		<b>Base Facility Charge</b>						<u>\$ 32.59</u>	
38									
39		<b>Gallonge Charge (per 1,000) - Residential</b>							<u>\$ 5.08</u>
40		<b>Gallonge Charge (per 1,000) - General Service</b>							<u>\$ 6.09</u>
41									
42		<b>Monthly factored bills</b>							
43									
44		5/8" (Res)	1						
45		5/8" (Comm)	1						
46		3/4"	1.5						
47		1"	2.5						
48		1-1/2" Turbine	5						
49		2" Turbine	8						
50		3" Turbine	17.5						
51		8"	80						
52		12"	215						
53									
54									
55		<b>Annual billable gallons</b>							
56		Residential Gallons							
57		General Service Gallons							
58		General Service Gallons - MUC (90% of MUC sales)							
59		Total General Service Gallons including MUC							
60									
61									
62		Unadjusted kgal charge			6.35				
63		Residential Unit Cost per Kgal:			5.08				
64		Gen Service Unit Cost per Kgal:			6.09				

		80%		100%	
		Bills	Factored	Bills	Factored
		9,600	9,600	12,000	12,000
		50	50	63	63
		26	38	32	48
		18	46	23	58
		12	60	15	75
		6	51	8	64
		3	56	4	70
		3	240	3	240
		5	1,075	5	1,075
		9,724	11,217	12,153	13,693
		Annual	Adjusted	Annual	Adjusted
		280,320	224,256	350,400	280,320
		45,260	43,450	55,845	53,611
		441,241	423,592	551,552	551,552
		486,501	467,041	607,397	605,163
		766,821	691,297	957,797	885,483

**Gibson Place Utilities, LLC**  
**Bulk Rates Calculation - Initial Rates and Charges**  
**Projected Net Operating Income for Bulk Customers based on projections 12/31/2026**

Schedule 9  
Page 6 of 6  
Docket No.: 20200185-WS

Line No.	GPU Unadjusted NOI			Adjustment for Bulk Rate			GPU Adjusted NOI to be included in Bulk Rate			
				Adjustment to Projected Costs	Adjustment to Revenues and RAFs	Adjustment to 2026 Required Revenues				
1	<b>Water</b>									
2	Operating Revenue	\$ 4,518,380	\$ 4,518,380		\$ 2,260,179	\$ 2,260,179	0	\$ 2,258,201	\$ 2,258,201	
3										
4	Operating Expenses									
5	Operation & Maintenance Expenses	\$ 961,268	\$ 961,268	\$ 246,529		\$ 246,529	\$ 714,739		\$ 714,739	
6	Depreciation net of CIAC Amortization	760,015	760,015	336,240		336,240	\$ 423,775		423,775	
7	Amortization	10,681	10,681			-	\$ 10,681		10,681	
8	Taxes Other Than Income	374,726	\$ 429,246	236,811	\$ 214,717	451,528	\$ 137,914	\$ 214,529	352,443	
9	Total Operating Expenses	\$ 2,106,689	\$ 429,246	\$ 2,535,935	\$ 819,580	\$ 214,717	\$ 1,034,297	\$ 1,287,109	\$ 214,529	\$ 1,501,638
10										
11	Net Operating Income (Loss)	\$ (2,106,689)	\$ 4,089,134	\$ 1,982,445	\$ (819,580)	\$ 2,045,462	\$ 1,225,882	\$ (1,287,109)	\$ 2,043,672	\$ 756,563
12										
13	Rate Base	\$ 25,448,587	\$ 25,448,587	\$ 15,736,615		\$ 15,736,615	\$ 9,711,973		\$ 9,711,973	
14										
15	Rate of Return		7.79%			7.79%			7.79%	
16										
17										
18	<b>Wastewater</b>									
19	Operating Revenue	\$ 11,179,493	\$ 11,179,493		\$ 2,334,756	\$ 2,334,756	0	\$ 8,844,737	\$ 8,844,737	
20										
21	Operating Expenses									
22	Operation & Maintenance Expenses	\$ 2,075,109	\$ 2,075,109	\$ 174,001		\$ 174,001	\$ 1,901,108		\$ 1,901,108	
23	Depreciation net of CIAC Amortization	2,653,855	2,653,855	329,563		329,563	2,324,292		2,324,292	
24	Amortization	10,681	10,681			-	10,681		10,681	
25	Taxes Other Than Income	770,787	\$ 1,062,052	1,832,839	316,221	\$ 221,802	538,022	\$ 840,250	1,294,816	
26	Total Operating Expenses	\$ 5,510,432	\$ 1,062,052	\$ 6,572,484	\$ 819,784	\$ 221,802	\$ 1,041,586	\$ 4,690,647	\$ 840,250	\$ 5,530,897
27										
28	Net Operating Income (Loss)	\$ (5,510,432)	\$ 10,117,441	\$ 4,607,009	\$ (819,784)	\$ 2,112,954	\$ 1,293,170	\$ (4,690,647)	\$ 8,004,487	\$ 3,313,839
29										
30	Rate Base	\$ 59,140,043	\$ 59,140,043	\$ 16,600,387		\$ 16,600,387	\$ 42,539,655		\$ 42,539,655	
31										
32	Rate of Return		7.79%			7.79%			7.79%	
33										

ATTACHMENT "B"  
Water and Wastewater Tariffs

WATER TARIFF

GIBSON PLACE UTILITY COMPANY, LLC  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

GIBSON PLACE UTILITY COMPANY, LLC  
NAME OF COMPANY

3619 Kiessel Road

The Villages, Florida 32163  
(ADDRESS OF COMPANY)

(352) 753-6270  
(Business & Emergency Telephone Number)

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

WATER TARIFF

TABLE OF CONTENTS

	Sheet Number
Communities Served Listing .....	4.0
Description of Territory Served .....	3.1
Index of	
Rates and Charges Schedules .....	11.0
Rules and Regulations.....	6.0
Service Availability Policy and Charges.....	17.0
Standard Forms .....	20.0
Technical Terms and Abbreviations .....	5.0
Territory Authority .....	3.0

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 669-W

COUNTY – Lake and Sumter

COMMISSION ORDER(S) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-2020-0473-PAA-WS	11/24/2020	20200185-WS	Original Certificate
PSC-2022-0049-FOF-WS	01/31/2022	20210125-WS	Territory Deletion

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION OF TERRITORY SERVED

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND:

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

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY OF THE EAST RIGHT-OF-WAY FOR MARSH BEND TRAIL (ALSO KNOW AS COUNTY ROAD 501).

LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S33°52'42"E, 202.27 FEET, THENCE RUN N66°56'13"E, 149.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (ALSO KNOW AS COUNTY ROAD 501) FOR THE POINT OF BEGINNING THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE RUN S23°03'47"E, 396.69 FEET; THENCE RUN S66°56'13"W, 414.82 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501); SAID POINT LYING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 2,920.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'23" AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

AND:

TOGETHER WITH THAT PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT OF WAY FOR COUNTY ROAD C470 AND LYING NORTHEASTERLY AND EASTERLY OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THOSE PORTIONS OF SAID SECTION 10 DESCRIBED AS FOLLOWS: THE NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND LESS THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALSO LESS THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4.

AND

TOGETHER WITH ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT OF WAY FOR COUNTY ROAD C470.

AND

TOGETHER WITH THOSE PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING SOUTH OF THE WESTERLY RIGHT OF WAY FOR FLORIDA'S TURNPIKE; LESS THE RIGHT OF WAY FOR COUNTY ROAD C470;

AND LESS:

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 2,080.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N89°36'19"W, 1,443.73 FEET; THENCE N00°09'06"E, 3,453.59 FEET; THENCE S47°36'14"E, 391.59 FEET; THENCE N42°23'46"E, 672.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,579.58 FEET AND A CHORD BEARING AND DISTANCE OF S43°55'07"E, 194.08 FEET TO WHICH A RADIAL LINE BEARS N45°05'06"E; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'35", AN ARC DISTANCE OF 194.09 FEET TO THE POINT OF TANGENCY; THENCE S42°55'19"E, 828.24 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG SAID EAST LINE RUN S00°08'05"W, 2,376.97 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE AFORESAID EAST LINE THEREOF CONTINUE S00°08'05"W, 573.10 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THE EAST 1/2 OF NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

COUNTY ROAD C470 RIGHT-OF-WAY.

AND

TOGETHER WITH THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

AND

TOGETHER WITH THE SOUTH 1/2 OF SECTION 13 AND SECTIONS 14, 15, 16, 21 AND 22, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS THEREOF LYING SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1,590.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 9,651.36 FEET AND A CHORD BEARING AND DISTANCE OF N69°01'48"W, 2,583.11 FEET TO WHICH A RADIAL LINE BEARS N28°39'38"W; SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID LINE; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°22'51", AN ARC DISTANCE OF 2,590.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°13'45"W, 290.32 FEET; THENCE N80°51'33"W, 267.86 FEET; THENCE N84°40'29"W, 360.25 FEET; THENCE S87°30'39"W, 559.85 FEET; THENCE S82°33'15"W, 283.05 FEET; THENCE S77°23'44"W, 474.36 FEET; THENCE S70°43'26"W, 653.72 FEET; THENCE S73°41'20"W, 779.80 FEET; THENCE S78°15'44"W, 478.13 FEET THENCE S82°14'08"W, 539.95 FEET; THENCE N90°00'00"W, 282.70 FEET; THENCE N82°30'35"W, 297.27 FEET; THENCE N76°33'15"W, 914.81 FEET THENCE N71°26'18"W, 488.25 FEET; THENCE N68°12'01"W, 427.81 FEET; THENCE N59°33'31"W, 456.73 FEET; THENCE N59°06'26"W, 491.06 FEET THENCE N66°59'34"W, 547.87 FEET; THENCE N77°00'45"W, 508.58 FEET; THENCE N88°50'57"W, 1,436.86 FEET THENCE S00°50'57"E, 1,181.41 FEET; THENCE S18°02'39"W, 1,061.02 FEET; THENCE S44°47'44"W, 662.62 FEET; THENCE S49°51'54"W, 730.64 FEET; THENCE S41°57'54"W, 586.89 FEET; THENCE S42°40'07"W, 161.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE

I. V. Chandler  
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CHIEF OPERATING OFFICER  
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SOUTHWESTERLY, HAVING A RADIUS OF 1,421.74 FEET AND A CHORD BEARING AND DISTANCE OF N65°19'11"W, 604.30 FEET TO WHICH A RADIAL LINE BEARS N36°57'02"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°32'26", AN ARC DISTANCE OF 608.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,280.30 FEET AND A CHORD BEARING AND DISTANCE OF N63°49'48"W, 710.72 FEET TO WHICH A RADIAL LINE BEARS S10°03'20"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°13'45", AN ARC DISTANCE OF 720.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°57'33"W, 84.49 FEET; THENCE N46°28'40"W, 6.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 67.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 143.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'43", AN ARC DISTANCE OF 41.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'21", AN ARC DISTANCE OF 68.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'56", AN ARC DISTANCE OF 15.45 FEET; THENCE ALONG A RADIAL LINE RUN N35°43'23"W, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,135.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°31'29"W, 427.97 FEET TO WHICH A RADIAL LINE BEARS N35°43'23"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'16", AN ARC DISTANCE OF 428.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'02", AN ARC DISTANCE OF 248.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°04'56"W, 101.44 FEET; THENCE N72°01'05"W, 104.73 FEET; THENCE N01°38'04"W, 108.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 739.68 FEET AND A CHORD BEARING AND DISTANCE OF N30°40'48"E, 312.69 FEET TO WHICH A RADIAL LINE BEARS N71°31'21"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'19", AN ARC DISTANCE OF 315.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°53'16"E, 418.91 FEET TO WHICH A RADIAL LINE BEARS N47°24'23"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'18", AN ARC DISTANCE OF 419.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°29'10", AN ARC DISTANCE OF 220.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,465.03 FEET AND A CHORD BEARING AND DISTANCE OF N25°14'50"W, 207.88 FEET TO WHICH A RADIAL LINE BEARS S60°41'04"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°08'12", AN ARC DISTANCE OF 208.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,466.00 FEET AND A CHORD BEARING AND DISTANCE OF N10°48'17"W, 528.05 FEET TO WHICH A RADIAL LINE BEARS S68°49'11"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°45'03", AN ARC DISTANCE OF 530.94 FEET TO THE POINT OF TANGENCY; THENCE N00°25'46"W, 106.32 FEET; THENCE N45°25'46"W, 14.14 FEET; THENCE N00°25'46"W, 18.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,395.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'09", AN ARC DISTANCE OF 351.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°09'22"E, 49.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,405.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°00'07"W, 252.07 FEET TO WHICH A RADIAL LINE BEARS N80°00'07"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'28", AN ARC DISTANCE OF 252.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 496.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°26'09"W, 15.53 FEET TO WHICH A RADIAL LINE BEARS N63°27'41"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°47'40", AN ARC DISTANCE OF 15.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE

I. V. Chandler  
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TITLE

NORTHEASTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°45'13", AN ARC DISTANCE OF 88.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°11'47", AN ARC DISTANCE OF 26.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 34.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°44'17", AN ARC DISTANCE OF 57.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 31.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°04'14"E, 25.71 FEET TO WHICH A RADIAL LINE BEARS S61°25'53"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°59'46", AN ARC DISTANCE OF 26.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 117.21 FEET AND A CHORD BEARING AND DISTANCE OF N21°41'08"W, 8.72 FEET TO WHICH A RADIAL LINE BEARS N70°26'47"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'51", AN ARC DISTANCE OF 8.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 129.22 FEET AND A CHORD BEARING AND DISTANCE OF N16°52'05"W, 24.80 FEET TO WHICH A RADIAL LINE BEARS S67°37'34"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'42", AN ARC DISTANCE OF 24.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'46", AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 202.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'01", AN ARC DISTANCE OF 38.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 129.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°30'21", AN ARC DISTANCE OF 93.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 232.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'36", AN ARC DISTANCE OF 87.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N74°35'56"W, 53.59 FEET; THENCE N04°00'00"E, 146.00 FEET; THENCE S86°00'00"E, 42.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 199.85 FEET AND A CHORD BEARING AND DISTANCE OF N84°04'45"E, 85.35 FEET TO WHICH A RADIAL LINE BEARS S06°24'33"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°39'36", AN ARC DISTANCE OF 86.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 315.35 FEET AND A CHORD BEARING AND DISTANCE OF N30°38'13"E, 142.88 FEET TO WHICH A RADIAL LINE BEARS N72°27'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'14", AN ARC DISTANCE OF 144.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,189.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°47'24"W, 443.92 FEET TO WHICH A RADIAL LINE BEARS S70°23'25"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°38'22", AN ARC DISTANCE OF 444.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N52°12'57"W, 14.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,199.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°26'00"W, 250.89 FEET TO WHICH A RADIAL LINE BEARS S82°17'48"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°32'26", AN ARC DISTANCE OF 251.02 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°30'22"E, 52.36 FEET; THENCE N00°00'00"W, 253.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.41 FEET AND A CHORD BEARING AND DISTANCE OF N34°50'13"W, 111.37 FEET TO WHICH A RADIAL LINE BEARS S86°48'58"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°02'30", AN ARC DISTANCE OF 119.99 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°36'46"W, 130.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF N32°40'15"E, 124.87 FEET TO WHICH A RADIAL LINE BEARS S00°58'26"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°42'37", AN ARC DISTANCE OF 147.54 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°34'03"E, 75.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S21°58'39"E, 13.76 FEET TO WHICH A RADIAL LINE BEARS N66°49'40"E; THENCE SOUTHERLY ALONG THE

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TITLE

ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 13.76 FEET; THENCE ALONG A RADIAL LINE RUN N69°13'03"E, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD BEARING AND DISTANCE OF S45°35'26"E, 73.01 FEET TO WHICH A RADIAL LINE BEARS S69°13'03"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°36'57", AN ARC DISTANCE OF 75.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 138.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'36", AN ARC DISTANCE OF 48.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 87.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'05", AN ARC DISTANCE OF 75.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,018.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'48", AN ARC DISTANCE OF 767.11 FEET TO THE POINT OF TANGENCY; THENCE N58°03'49"E, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,148.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'08", AN ARC DISTANCE OF 987.31 FEET; THENCE ALONG A NON-TANGENT LINE RUN N05°18'27"W, 20.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.00 FEET AND A CHORD BEARING AND DISTANCE OF N51°13'29"W, 293.96 FEET TO WHICH A RADIAL LINE BEARS S01°47'36"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°08'13", AN ARC DISTANCE OF 320.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 257.06 FEET AND A CHORD BEARING AND DISTANCE OF N06°41'16"W, 56.07 FEET TO WHICH A RADIAL LINE BEARS S77°03'04"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'19", AN ARC DISTANCE OF 56.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°00'00"E, 47.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, 26.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE N00°00'00"E, 208.39 FEET; THENCE N89°43'47"W, 1,012.01 FEET; THENCE N00°00'00"E, 155.00 FEET; THENCE N89°52'33"W, 2,419.01 FEET; THENCE N00°00'00"E, 462.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD C470 FOR THE POINT OF TERMINUS OF SAID LINE.

AND

TOGETHER WITH ALL OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS THEREOF LYING EASTERLY, NORTHEASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 7; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 50.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C470; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN S89°50'34"E, 1,347.80 FEET; THENCE S89°52'37"E, 124.68 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N00°08'05"E, 696.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°20'29", AN ARC DISTANCE OF 227.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.41 FEET AND A CHORD BEARING AND DISTANCE OF N32°38'21"W, 242.58 FEET TO WHICH A RADIAL LINE BEARS S54°11'17"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°54'09", AN ARC DISTANCE OF 311.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°51'55"W, 987.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE

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CHIEF OPERATING OFFICER  
TITLE

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'00", AN ARC DISTANCE OF 479.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°36'19"W, 198.21 FEET TO THE AFORESAID EAST LINE; THENCE ALONG SAID EAST LINE RUN N00°08'05"E, 573.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE THEREOF CONTINUE N00°08'05"E, 2,376.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE FOR THE POINT OF TERMINUS OF SAID LINE.

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

COMMUNITIES SERVED LISTING

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

I. V. Chandler  
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CHIEF OPERATING OFFICER  
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 GIBSON PLACE 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.

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

INDEX OF RULES AND REGULATIONS

	<u>Sheet Number</u>	<u>Rule Number</u>
Access to Premises .....	9.0	14.0
Adjustment of Bills .....	10.0	22.0
Adjustment of Bills for Meter Error .....	10.0	23.0
All Water Through Meter .....	10.0	21.0
Application.....	7.0	3.0
Applications by Agents.....	7.0	4.0
Change of Customer's Installation .....	8.0	11.0
Continuity of Service .....	8.0	9.0
Customer Billing.....	9.0	16.0
Delinquent Bills .....	7.0	8.0
Extensions.....	7.0	6.0
Filing of Contracts .....	10.0	25.0
General Information .....	7.0	1.0
Inspection of Customer's Installation .....	9.0	13.0
Limitation of Use .....	8.0	10.0
Meter Accuracy Requirements.....	10.0	24.0
Meters .....	10.0	20.0
Payment of Water and Wastewater Service Bills Concurrently.....	10.0	18.0
Protection of Company's Property .....	8.0	12.0
Refusal or Discontinuance of Service .....	7.0	5.0
Right-of-way or Easements.....	9.0	15.0
Tariff Dispute.....	7.0	2.0
Termination of Service .....	9.0	17.0
Type and Maintenance .....	7.0	7.0
Unauthorized Connections – Water .....	10.0	19.0

I. V. Chandler  
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CHIEF OPERATING OFFICER  
 TITLE

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)

I. V. Chandler  
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CHIEF OPERATING OFFICER  
TITLE

(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)

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

(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)

I. V. Chandler  
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CHIEF OPERATING OFFICER  
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.

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

INDEX OF RATES AND CHARGES SCHEDULES

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

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
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 – Monthly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 14.11
3/4"	\$ 21.17
1"	\$ 35.28
1 1/2" Turbine	\$ 70.55
2" Turbine	\$ 112.88
3" Turbine	\$ 246.93
Charge per 1,000 gallons	\$ 5.65

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 – \_\_\_\_\_, 2022

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 water service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD – Monthly
- RATE –
- | <u>Meter Sizes</u>       | <u>Base Facility Charge</u> |
|--------------------------|-----------------------------|
| All Meter Sizes          | \$ 14.11                    |
| Charge per 1,000 gallons |                             |
| 0 – 3,000 gallons        | \$ 5.44                     |
| Over 3,000 gallons       | \$ 6.80                     |
- 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 – \_\_\_\_\_, 2022

TYPE OF FILING – Original Certificate

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BULK SERVICE

RATE SCHEDULE (BS)

AVAILABILITY - Available to those customers requesting bulk wastewater service.

APPLICABILITY - For wastewater service for bulk metered customers.

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

BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
8"	\$ 520.23
12"	\$ 1,398.12
Charge per 1,000 gallons	\$ 1.57

MINIMUM CHARGE - Base Facility Charge

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

EFFECTIVE DATE - \_\_\_\_\_, 2022

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>
5/8" x 3/4"	\$55.76	2x average monthly bill
All others meter sizes	2x average monthly bill	2x 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 – \_\_\_\_\_, 2022

TYPE OF FILING – Original Certificate

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TEMPORARY METER DEPOSIT

This deposit would be collected from commercial entities requesting a temporary meter for construction activities to defray the costs of installing and removing facilities. Once temporary meter service is terminated, the Utility will credit the customer with the reasonable salvage value of the service facilities and materials consistent with Rules 25-30.315 and 25-30.345, F.A.C.

AMOUNT OF DEPOSIT

Temporary Meter Deposit

Actual Cost

EFFECTIVE DATE – \_\_\_\_\_, 2022

TYPE OF FILING – Original Certificate

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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"	\$63.51
1" 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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CHIEF OPERATING OFFICER  
TITLE

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 may be levied when a customer is delinquent in paying a bill for service, pursuant to Rule 25-30.335(4), F.A.C.

NSF CHARGE - This charge may be levied pursuant to Section 68.065, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

Schedule of Miscellaneous Service Charges

Schedule of Miscellaneous Service Charges

	During Regular Business Hours	After Regular Business Hours
Initial Connection Charge	\$46.05	N/A
Normal Reconnection Charge	\$46.05	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost
Premises Visit Charge (in lieu of disconnection)	\$46.05	N/A
Late Payment Charge	\$ 5.00	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(Continued on Sheet No. 16.1)

EFFECTIVE DATE – \_\_\_\_\_, 2022

TYPE OF FILING – Original Certificate

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(Continued from Sheet No. 16.0)

MISCELLANEOUS SERVICE CHARGES

METER TAMPERING CHARGE - This charge may be levied when an investigation reveals evidence of meter tampering. Pursuant to Rule 25-30.320, F.A.C. whenever service is discontinued for fraudulent use of such service, the utility, before restoring service, may also require the customer to make at his own expense all changes in piping or equipment necessary to eliminate illegal use and to pay an amount reasonably estimated as the deficiency in revenue resulting from such fraudulent use.

BACKFLOW PREVENTION ASSEMBLY CHARGE

This charge applies to general service customers who fail to complete annual backflow prevention assembly testing mandated by the Florida Department of Environmental Protection (FDEP). This charge may be levied after 30 days' notice to the customer and would include an estimate of the amount which will be charged. This noticing period will provide the customer a final opportunity to come into compliance before the Utility performs the necessary testing on the customer's behalf.

Damaging/Tampering/Altering Meter or Utility System Charge: Actual Charge

Backflow Prevention Assembly Testing/Repair/Installation Charge: Actual Cost

EFFECTIVE DATE – \_\_\_\_\_, 2022

TYPE OF FILING – Original Certificate

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

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

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

SERVICE AVAILABILITY POLICY

Service company will install all infrastructure and the developer/customer shall pay the applicable service availability charges set forth on Sheet No.19.0.

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

SERVICE AVAILABILITY CHARGES

<u>Description</u>	<u>Amount</u>
<u>Main Extension Charge</u>	
Residential per ERC- N/A to Bulk Customer (80 GPD).....	\$ 823.00
All other per gallon.....	\$ 10.29
<u>Plant Capacity Charge</u>	
Residential per ERC (80 GPD).....	\$ 928.00
All other per gallon.....	\$ 11.60
<u>Meter Installation Charge</u>	
5/8" x 3/4" .....	\$ 500.00
Other sizes .....	Actual Cost

EFFECTIVE DATE – \_\_\_\_\_, 2022

TYPE OF FILING – Original Certificate

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

INDEX OF STANDARD FORMS

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

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

APPLICATION FOR WATER SERVICE

N/A

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

GIBSON PLACE UTILITY COMPANY, LLC  
WATER TARIFF

ORIGINAL SHEET NO. 22.0

COPY OF CUSTOMER'S BILL

I. V. Chandler  
ISSUING OFFICER

CHIEF OPERATING OFFICER  
TITLE

WASTEWATER TARIFF

GIBSON PLACE UTILITY COMPANY, LLC  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WASTEWATER TARIFF

GIBSON PLACE UTILITY COMPANY, LLC  
NAME OF COMPANY

3619 Kiessel Road

The Villages, Florida 32163  
(ADDRESS OF COMPANY)

(352) 753-6270  
(Business & Emergency Telephone Number)

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

WASTEWATER TARIFF

TABLE OF CONTENTS

	<u>Sheet Number</u>
Communities Served Listing .....	4.0
Description of Territory Served .....	3.1
Index of	
Rates and Charges Schedules .....	11.0
Rules and Regulations .....	6.0
Service Availability Policy and Charges .....	16.0
Standard Forms .....	19.0
Technical Terms and Abbreviations .....	5.0
Territory Authority .....	3.0

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 571-S

COUNTY – Lake and Sumter

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-2020-0473-PAA-WS	11/24/2020	20200185-WS	Original Certificate
PSC-2022-0049-FOF-WS	01/31/2022	20210125-WS	Territory Deletion

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

DESCRIPTION OF TERRITORY SERVED

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND:

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

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY OF THE EAST RIGHT-OF-WAY FOR MARSH BEND TRAIL (ALSO KNOW AS COUNTY ROAD 501).

LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S33°52'42"E, 202.27 FEET, THENCE RUN N66°56'13"E, 149.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (ALSO KNOW AS COUNTY ROAD 501) FOR THE POINT OF BEGINNING THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE RUN S23°03'47"E, 396.69 FEET; THENCE RUN S66°56'13"W, 414.82 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501); SAID POINT LYING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 2,920.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'23" AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

AND:

TOGETHER WITH THAT PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT OF WAY FOR COUNTY ROAD C470 AND LYING NORTHEASTERLY AND EASTERLY OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THOSE PORTIONS OF SAID SECTION 10 DESCRIBED AS FOLLOWS: THE NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND LESS THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALSO LESS THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4.

AND

TOGETHER WITH ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT OF WAY FOR COUNTY ROAD C470.

AND

TOGETHER WITH THOSE PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING SOUTH OF THE WESTERLY RIGHT OF WAY FOR FLORIDA'S TURNPIKE; LESS THE RIGHT OF WAY FOR COUNTY ROAD C470;

AND LESS:

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 2,080.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N89°36'19"W, 1,443.73 FEET; THENCE N00°09'06"E, 3,453.59 FEET; THENCE S47°36'14"E, 391.59 FEET; THENCE N42°23'46"E, 672.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,579.58 FEET AND A CHORD BEARING AND DISTANCE OF S43°55'07"E, 194.08 FEET TO WHICH A RADIAL LINE BEARS N45°05'06"E; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'35", AN ARC DISTANCE OF 194.09 FEET TO THE POINT OF TANGENCY; THENCE S42°55'19"E, 828.24 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 12; THENCE ALONG SAID EAST LINE RUN S00°08'05"W, 2,376.97 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE AFORESAID EAST LINE THEREOF CONTINUE S00°08'05"W, 573.10 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THE EAST 1/2 OF NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

COUNTY ROAD C470 RIGHT-OF-WAY.

AND

TOGETHER WITH THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

AND

TOGETHER WITH THE SOUTH 1/2 OF SECTION 13 AND SECTIONS 14, 15, 16, 21 AND 22, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS THEREOF LYING SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1,590.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 9,651.36 FEET AND A CHORD BEARING AND DISTANCE OF N69°01'48"W, 2,583.11 FEET TO WHICH A RADIAL LINE BEARS N28°39'38"W; SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID LINE; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°22'51", AN ARC DISTANCE OF 2,590.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°13'45"W, 290.32 FEET; THENCE N80°51'33"W, 267.86 FEET; THENCE N84°40'29"W, 360.25 FEET; THENCE S87°30'39"W, 559.85 FEET; THENCE S82°33'15"W, 283.05 FEET; THENCE S77°23'44"W, 474.36 FEET; THENCE S70°43'26"W, 653.72 FEET; THENCE S73°41'20"W, 779.80 FEET; THENCE S78°15'44"W, 478.13 FEET THENCE S82°14'08"W, 539.95 FEET; THENCE N90°00'00"W, 282.70 FEET; THENCE N82°30'35"W, 297.27 FEET; THENCE N76°33'15"W, 914.81 FEET THENCE N71°26'18"W, 488.25 FEET; THENCE N68°12'01"W, 427.81 FEET; THENCE N59°33'31"W, 456.73 FEET; THENCE N59°06'26"W, 491.06 FEET THENCE N66°59'34"W, 547.87 FEET; THENCE N77°00'45"W, 508.58 FEET; THENCE N88°50'57"W, 1,436.86 FEET THENCE S00°50'57"E, 1,181.41 FEET; THENCE S18°02'39"W, 1,061.02 FEET; THENCE S44°47'44"W, 662.62 FEET; THENCE S49°51'54"W, 730.64 FEET; THENCE S41°57'54"W, 586.89 FEET; THENCE S42°40'07"W, 161.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,421.74 FEET AND A CHORD BEARING AND DISTANCE OF N65°19'11"W, 604.30 FEET TO WHICH A RADIAL LINE BEARS N36°57'02"E; THENCE NORTHWESTERLY

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°32'26", AN ARC DISTANCE OF 608.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,280.30 FEET AND A CHORD BEARING AND DISTANCE OF N63°49'48"W, 710.72 FEET TO WHICH A RADIAL LINE BEARS S10°03'20"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°13'45", AN ARC DISTANCE OF 720.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°57'33"W, 84.49 FEET; THENCE N46°28'40"W, 6.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 67.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 143.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'43", AN ARC DISTANCE OF 41.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'21", AN ARC DISTANCE OF 68.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'56", AN ARC DISTANCE OF 15.45 FEET; THENCE ALONG A RADIAL LINE RUN N35°43'23"W, 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,135.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°31'29"W, 427.97 FEET TO WHICH A RADIAL LINE BEARS N35°43'23"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'16", AN ARC DISTANCE OF 428.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'02", AN ARC DISTANCE OF 248.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°04'56"W, 101.44 FEET; THENCE N72°01'05"W, 104.73 FEET; THENCE N01°38'04"W, 108.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 739.68 FEET AND A CHORD BEARING AND DISTANCE OF N30°40'48"E, 312.69 FEET TO WHICH A RADIAL LINE BEARS N71°31'21"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'19", AN ARC DISTANCE OF 315.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°53'16"E, 418.91 FEET TO WHICH A RADIAL LINE BEARS N47°24'23"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'18", AN ARC DISTANCE OF 419.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°29'10", AN ARC DISTANCE OF 220.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,465.03 FEET AND A CHORD BEARING AND DISTANCE OF N25°14'50"W, 207.88 FEET TO WHICH A RADIAL LINE BEARS S60°41'04"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°08'12", AN ARC DISTANCE OF 208.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,466.00 FEET AND A CHORD BEARING AND DISTANCE OF N10°48'17"W, 528.05 FEET TO WHICH A RADIAL LINE BEARS S68°49'11"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°45'03", AN ARC DISTANCE OF 530.94 FEET TO THE POINT OF TANGENCY; THENCE N00°25'46"W, 106.32 FEET; THENCE N45°25'46"W, 14.14 FEET; THENCE N00°25'46"W, 18.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,395.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'09", AN ARC DISTANCE OF 351.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°09'22"E, 49.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,405.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°00'07"W, 252.07 FEET TO WHICH A RADIAL LINE BEARS N80°00'07"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'28", AN ARC DISTANCE OF 252.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 496.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°26'09"W, 15.53 FEET TO WHICH A RADIAL LINE BEARS N63°27'41"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°47'40", AN ARC DISTANCE OF 15.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°45'13", AN ARC DISTANCE OF 88.52 FEET TO THE

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°11'47", AN ARC DISTANCE OF 26.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 34.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°44'17", AN ARC DISTANCE OF 57.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 31.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°04'14"E, 25.71 FEET TO WHICH A RADIAL LINE BEARS S61°25'53"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°59'46", AN ARC DISTANCE OF 26.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 117.21 FEET AND A CHORD BEARING AND DISTANCE OF N21°41'08"W, 8.72 FEET TO WHICH A RADIAL LINE BEARS N70°26'47"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'51", AN ARC DISTANCE OF 8.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 129.22 FEET AND A CHORD BEARING AND DISTANCE OF N16°52'05"W, 24.80 FEET TO WHICH A RADIAL LINE BEARS S67°37'34"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'42", AN ARC DISTANCE OF 24.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'46", AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 202.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°03'01", AN ARC DISTANCE OF 38.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 129.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°30'21", AN ARC DISTANCE OF 93.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 232.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'36", AN ARC DISTANCE OF 87.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N74°35'56"W, 53.59 FEET; THENCE N04°00'00"E, 146.00 FEET; THENCE S86°00'00"E, 42.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 199.85 FEET AND A CHORD BEARING AND DISTANCE OF N84°04'45"E, 85.35 FEET TO WHICH A RADIAL LINE BEARS S06°24'33"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°39'36", AN ARC DISTANCE OF 86.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 315.35 FEET AND A CHORD BEARING AND DISTANCE OF N30°38'13"E, 142.88 FEET TO WHICH A RADIAL LINE BEARS N72°27'24"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°11'14", AN ARC DISTANCE OF 144.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,189.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°47'24"W, 443.92 FEET TO WHICH A RADIAL LINE BEARS S70°23'25"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°38'22", AN ARC DISTANCE OF 444.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N52°12'57"W, 14.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,199.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°26'00"W, 250.89 FEET TO WHICH A RADIAL LINE BEARS S82°17'48"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°32'26", AN ARC DISTANCE OF 251.02 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°30'22"E, 52.36 FEET; THENCE N00°00'00"W, 253.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.41 FEET AND A CHORD BEARING AND DISTANCE OF N34°50'13"W, 111.37 FEET TO WHICH A RADIAL LINE BEARS S86°48'58"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°02'30", AN ARC DISTANCE OF 119.99 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°36'46"W, 130.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING AND DISTANCE OF N32°40'15"E, 124.87 FEET TO WHICH A RADIAL LINE BEARS S00°58'26"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°42'37", AN ARC DISTANCE OF 147.54 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°34'03"E, 75.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S21°58'39"E, 13.76 FEET TO WHICH A RADIAL LINE BEARS N66°49'40"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°23'23", AN ARC DISTANCE OF 13.76 FEET; THENCE ALONG A RADIAL LINE RUN N69°13'03"E, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 87.00 FEET AND A CHORD BEARING AND DISTANCE OF S45°35'26"E, 73.01 FEET TO WHICH A RADIAL LINE BEARS S69°13'03"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°36'57", AN ARC DISTANCE OF 75.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 138.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'36", AN ARC DISTANCE OF 48.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 87.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'05", AN ARC DISTANCE OF 75.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,018.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'48", AN ARC DISTANCE OF 767.11 FEET TO THE POINT OF TANGENCY; THENCE N58°03'49"E, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,148.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'08", AN ARC DISTANCE OF 987.31 FEET; THENCE ALONG A NON-TANGENT LINE RUN N05°18'27"W, 20.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.00 FEET AND A CHORD BEARING AND DISTANCE OF N51°13'29"W, 293.96 FEET TO WHICH A RADIAL LINE BEARS S01°47'36"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°08'13", AN ARC DISTANCE OF 320.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 257.06 FEET AND A CHORD BEARING AND DISTANCE OF N06°41'16"W, 56.07 FEET TO WHICH A RADIAL LINE BEARS S77°03'04"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'19", AN ARC DISTANCE OF 56.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°00'00"E, 47.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, 26.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 188.50 FEET TO THE POINT OF TANGENCY; THENCE N00°00'00"E, 208.39 FEET; THENCE N89°43'47"W, 1,012.01 FEET; THENCE N00°00'00"E, 155.00 FEET; THENCE N89°52'33"W, 2,419.01 FEET; THENCE N00°00'00"E, 462.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD C470 FOR THE POINT OF TERMINUS OF SAID LINE.

AND

TOGETHER WITH ALL OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND LESS AND EXCEPT ANY PORTIONS THEREOF LYING EASTERLY, NORTHEASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 7; THENCE ALONG THE EAST LINE THEREOF RUN N00°08'05"E, 50.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C470; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN S89°50'34"E, 1,347.80 FEET; THENCE S89°52'37"E, 124.68 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N00°08'05"E, 696.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°20'29", AN ARC DISTANCE OF 227.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.41 FEET AND A CHORD BEARING AND DISTANCE OF N32°38'21"W, 242.58 FEET TO WHICH A RADIAL LINE BEARS S54°11'17"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°54'09", AN ARC DISTANCE OF 311.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°51'55"W, 987.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'00", AN ARC DISTANCE OF 479.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°36'19"W, 198.21 FEET TO THE

I. V. Chandler  
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Chief Operations Officer  
TITLE

AFORESAID EAST LINE; THENCE ALONG SAID EAST LINE RUN N00°08'05"E, 573.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE THEREOF CONTINUE N00°08'05"E, 2,376.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE FOR THE POINT OF TERMINUS OF SAID LINE.

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule Available</u>	<u>Sheet No.</u>
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I. V. Chandler  
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Chief Operations Officer  
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 wastewater consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide wastewater service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive wastewater service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is GIBSON PLACE UTILITY COMPANY, LLC
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of that wastewater service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering wastewater 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 wastewater service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for wastewater service which is applied to the Customer's 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 wastewater service required by the Customer, the readiness and ability on the part of the Company to furnish wastewater service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 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.

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

INDEX OF RULES AND REGULATIONS

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Access to Premises .....	9.0	12.0
Adjustment of Bills .....	10.0	20.0
Application .....	7.0	3.0
Applications by Agents .....	7.0	4.0
Change of Customer's Installation .....	8.0	10.0
Continuity of Service .....	8.0	8.0
Customer Billing .....	9.0	15.0
Delinquent Bills.....	9.0	17.0
Evidence of Consumption .....	10.0	22.0
Extensions .....	7.0	6.0
Filing of Contracts .....	10.0	21.0
General Information.....	7.0	1.0
Inspection of Customer's Installation.....	8.0	11.0
Limitation of Use.....	8.0	9.0
Payment of Water and Wastewater Service Bills Concurrently .....	9.0	16.0
Protection of Company's Property.....	9.0	13.0
Refusal or Discontinuance of Service .....	7.0	5.0
Right-of-way or Easements .....	9.0	14.0
Tariff Dispute .....	7.0	2.0
Termination of Service .....	10.0	18.0
Type and Maintenance.....	7.0	7.0
Unauthorized Connections - Wastewater.....	10.0	19.0

I. V. Chandler  
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Chief Operations Officer  
 TITLE

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.

The Company shall provide wastewater service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

- 2.0 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 AYour Water and Wastewater Service,@ prepared by the Florida Public Service Commission.

- 4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued on Sheet No. 8.0)

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

(Continued from Sheet No. 7.0)

- 8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

- 9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such wastewater 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 wastewater 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 wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

- 10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

- 11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued on Sheet No. 9.0)

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

(Continued from Sheet No. 8.0)

- 12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.
- 13.0 PROTECTION OF COMPANY'S PROPERTY – The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.
- 14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.
- 15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public 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 wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.
- 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)

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

(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.

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

INDEX OF RATES AND CHARGES SCHEDULES

	<u>Sheet Number</u>
Customer Deposits.....	14.0
General Service, GS .....	12.0
Miscellaneous Service Charges.....	15.0
Residential Service, RS .....	13.0

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

GENERAL SERVICE

RATE SCHEDULE (GS)

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

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 43.75
3/4"	\$ 65.63
1"	\$ 109.38
1 1/2" Turbine	\$ 218.77
2" Turbine	\$ 350.03
3" Turbine	\$ 765.69
Charge per 1,000 gallons	\$ 10.39

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

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ISSUING OFFICER

Chief Operations Officer  
TITLE

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

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

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
All Meter Sizes	\$ 43.75
Charge per 1,000 gallons (10,000 gallon cap)	\$ 8.66

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

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TYPE OF FILING - Original Certificate

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Chief Operations Officer  
TITLE

BULK SERVICE

RATE SCHEDULE (BS)

- AVAILABILITY - Available to those customers requesting bulk wastewater service.
- APPLICABILITY - For wastewater service for bulk metered customers.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
8"	\$ 2,607.60
12"	\$ 7,007.92
Charge per 1,000 gallons	\$ 6.09

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

EFFECTIVE DATE - \_\_\_\_\_, 2022

TYPE OF FILING - Original Certificate

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TITLE

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential Service</u>	<u>General Service</u>
5/8" x 3/4"	\$129.66	2x average monthly bill
All others meter sizes	2x average monthly bill	2x 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.

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I. V. Chandler  
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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 may be levied when a customer is delinquent in paying a bill for service, pursuant to Rule 25-30.335(4), F.A.C.

NSF CHARGE – This charge may be levied pursuant to Section 68.065, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

Schedule of Miscellaneous Service Charges

	During Regular Business Hours	After Regular Business Hours
Initial Connection Charge	\$46.05	N/A
Normal Reconnection Charge	\$46.05	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost
Premises Visit Charge (in lieu of disconnection)	\$46.05	N/A
Late Payment Charge	\$ 5.00	
Damaging/Tampering/Altering utility system	Actual Cost	Actual Cost
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(Continued on Sheet 15.1)

EFFECTIVE DATE - \_\_\_\_\_, 2022

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I. V. Chandler  
 ISSUING OFFICER

Chief Operations Officer  
 TITLE

(Continued from Sheet No. 15.0)

MISCELLANEOUS SERVICE CHARGES

COLLECTION DEVICE CLEANING CHARGE

This charge may be levied to non-compliant general service customers who fail to provide quarterly cleaning manifests and any maintenance deemed necessary by the customer's grease interceptor cleaning contractor. If a cleaning manifest is not received by the Utility on time or if necessary maintenance has not been performed, a reminder letter will be sent to the company with an estimate of charges for cleaning the grease interceptor and allow the customer 15 days to come into compliance. If the customer fails to come into compliance by the notified deadline, the Utility will hire a contractor to perform the cleaning and the contractor's cost will be passed through to the general service customer at the actual cost to the Utility.

Collection Device Cleaning/Repair/Installation Charge:                      Actual Cost

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I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

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

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

SERVICE AVAILABILITY POLICY

Service company will install all infrastructure and the developer/customer shall pay the applicable service availability charges set forth on Sheet No.18.0.

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ISSUING OFFICER

Chief Operations Officer  
TITLE

SERVICE AVAILABILITY CHARGES

<u>Description</u>	<u>Amount</u>
<u>Main Extension Charge</u>	
Residential per ERC-N/A Bulk Customers (80 GPD) .....	\$1,130.00
All other per gallon.....	\$ 14.13
<u>Plant Capacity Charge</u>	
Residential per ERC (80 GPD) .....	\$ 2,737.00
All other per gallon.....	\$ 34.21

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I. V. Chandler  
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Chief Operations Officer  
TITLE

INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR WASTEWATER SERVICE .....	20.0
COPY OF CUSTOMER'S BILL .....	21.0

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE

APPLICATION FOR WASTEWATER SERVICE

NOT APPLICABLE

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ISSUING OFFICER

Chief Operations Officer  
TITLE

COPY OF CUSTOMER'S BILL

I. V. Chandler  
ISSUING OFFICER

Chief Operations Officer  
TITLE