

FLORIDA PUBLIC SERVICE COMMISSION

**INSTRUCTIONS FOR COMPLETING EXAMPLE
APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION
FOR A PROPOSED OR EXISTING SYSTEM REQUESTING
INITIAL RATES AND CHARGES**

**(Pursuant to Sections 367.031, 367.045, and 367.081, Florida Statutes, and
Rule 25-30.033, Florida Administrative Code)**

General Information

The attached form is an example application that may be completed by the applicant and filed with the Office of Commission Clerk to comply with Rule 25-30.033, Florida Administrative Code (F.A.C.). Any questions regarding this form should be directed to the Division of Engineering at (850) 413-6910.

Instructions

1. Fill out the attached application form completely and accurately.
2. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A." Do not leave any items blank.
3. Remit the proper filing fee pursuant to Rule 25-30.020, F.A.C., with the application.
4. Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.
5. The completed application, attached exhibits, and the proper filing fee should be mailed to:

**Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

RECEIVED-FPSC
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COMMISSION
CLERK

APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION
FOR A PROPOSED OR EXISTING SYSTEM REQUESTING
INITIAL RATES AND CHARGES

(Pursuant to Sections 367.031, 367.045, and 367.081, Florida Statutes, and
Rule 25-30.033, Florida Administrative Code)

To: **Office of Commission Clerk**
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for original certificate(s) to operate a water and/or wastewater utility in St. Johns County, Florida, and submits the following information:

PART I **APPLICANT INFORMATION**

A) Contact Information for Utility. The utility's name, address, telephone number, Federal Employer Identification Number, and if applicable, fax number, e-mail address, and website address. The utility's name should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations:

RIVERDALE UTILITY HOLDING INC.

Utility Name

2120 CORPORATE SQUARE BOULEVARD, SUITE #3

Office Street Address

JACKSONVILLE

FL

32216

City

State

Zip Code

SAME ADDRESS

Mailing Address (if different from Street Address)

City

State

Zip Code

(904) 724-7800

(904) 727-9500

Phone Number

Fax Number

93-2611011

Federal Employer Identification Number

lkremin@sedaconstruction.com

E-Mail Address

N/A

Website Address

- B) The contact information of the authorized representative to contact concerning this application:

WILLIAM T. SMOOT

Name

4337 PABLO OAKS COURT, SUITE 101

Mailing Address

JACKSONVILLE

FL

32224

City

State

Zip Code

(904) 223-9773

(866) 832-9236

Phone Number

Fax Number

wts@wetengineering.net

E-Mail Address

- C) Indicate the nature of the utility's business organization (check one). Provide documentation from the Florida Department of State, Division of Corporations showing the utility's business name and registration/document number for the business, unless operating as a sole proprietor.

Corporation _____ P22000060953
Number

Limited Liability Company _____
Number

Partnership _____
Number

Limited Partnership _____
Number

Limited Liability Partnership _____
Number

Sole Proprietorship

Association

Other (Specify) _____

If the utility is doing business under a fictitious name, provide documentation from the Florida Department of State, Division of Corporations showing the utility's fictitious name and registration number for the fictitious name.

Fictitious Name (d/b/a) _____ N/A _____
Registration Number

- D) The name(s), address(es), and percentage of ownership of each entity or person which owns or will own more than 5 percent interest in the utility (use an additional sheet if necessary).

JOHN A. SEMANIK (100%)

- E) The election the business has made under the Internal Revenue Code for taxation purposes.

S-CORPORATION

PART II ORIGINAL CERTIFICATE REQUESTING INITIAL RATES

A) DESCRIPTION OF SERVICE

Exhibit A - Provide a statement indicating whether the application is for water, wastewater, or both. If the applicant is applying only for water or wastewater, the statement shall include how the other service is provided.

SEE ATTACHED EXHIBIT

B) FINANCIAL ABILITY

- 1) Exhibit B - Provide a detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided.

- 2) Exhibit C - Provide a list of all entities, including affiliates, upon which the applicant is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements.

SEE ATTACHED

C) TECHNICAL ABILITY

- 1) Exhibit D - Provide the applicant's experience in the water or wastewater industry;

NONE. UTILITY OPERATIONS WILL BE CONTRACTED TO AN EXPERIENCED, LICENSED UTILITY OPERATING COMPANY FOR DAILY OPERATION AND MAINTENANCE. SEE EXHIBIT FOR COMPANIES UNDER CONSIDERATION.

- 2) Exhibit E - Provide the copy of all current permits from the Department of Environmental Protection (DEP) and the water management district;

- 3) Exhibit F- Provide a copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report and secondary water quality standards report; and

- 4) Exhibit G- Provide a copy of all correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.

D) NEED FOR SERVICE

1) Exhibit H - Provide the following documentation of the need for service in the proposed area:

- a) The number of customers currently being served and proposed to be served, by customer class and meter size, including a description of the types of customers anticipated to be served, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, commercial. If the development will be in phases, this information shall be separated by phase;

SEE ATTACHED

- b) A copy of all requests for service from property owners or developers in areas not currently served;

- c) The current land use designation of the proposed service territory as described in the local comprehensive plan at the time the application is filed. If the proposed development will require a revision to the comprehensive plan, describe the steps taken and to be taken to facilitate those changes, including changes needed to address the proposed need for service area;

SEE ATTACHED

- d) Any known land use restrictions, such as environmental restrictions imposed by governmental authorities.

SEE ATTACHED

- 2) Exhibit I - Provide the date the applicant began or plans to begin serving customers. If already serving customers, a description of when and under what circumstances applicant began serving.

4TH QUARTER 2024

E) **TERRITORY DESCRIPTION, MAPS, AND FACILITIES**

- 1) Exhibit J - Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.
- 2) Exhibit K - Provide documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the certificate.
- 3) Exhibit L - Provide a detailed system map showing the existing and proposed lines and treatment facilities, with the territory proposed to be served plotted thereon, consistent with the legal description provided in E-1 above. The map shall be of sufficient scale and detail to enable correlation with the description of the territory proposed to be served.
- 4) Exhibit M - Provide an official county tax assessment map or other map showing township, range, and section, with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description provided in E-1 above.
- 5) Exhibit N - Provide a description of the separate capacities of the existing and proposed lines and treatment facilities in terms of equivalent residential connections (ERCs) and gallons per day estimated demand per ERC for water and wastewater and the basis for such estimate. If the development will be in phases, this information shall be separated by phase.
- 6) Exhibit O - Provide a description of the type of water treatment, wastewater treatment, and method of effluent disposal.

F) PROPOSED TARIFF

Exhibit P - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.033, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

G) ACCOUNTING AND RATE INFORMATION

- 1) Exhibit Q - Describe the existing and projected cost of the system(s) and associated depreciation by year until design capacity is reached using the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA), which is incorporated by reference in Rule 25-30.115, F.A.C. The applicant shall identify the year that 80 percent of design capacity is anticipated.
- 2) Exhibit R - Provide the existing and projected annual contributions-in-aid-of-construction (CIAC) and associated amortization by year including a description of assumptions regarding customer growth projections using the same projections used in documented need for service for the proposed service area. The projected CIAC shall identify cash and property contributions and amortization at 100 percent of design capacity and identify the year when 80 percent of design capacity is anticipated. The projected CIAC shall be consistent with the service availability policy and charges in the proposed tariff provided in F-1 above, the schedule provided in G-6 below, and the CIAC guidelines set forth in Rule 25-30.580, F.A.C. If the utility will be built in phases, this shall apply only to the first phase.
- 3) Exhibit S - Provide the current annual operating expenses and the projected annual operating expenses at 80 percent of design capacity using the 1996 NARUC USOA. If the utility will be built in phases, this shall apply only to the first phase.
- 4) Exhibit T - Provide a schedule showing the projected capital structure including the methods of financing the construction and operation of the utility until the utility reaches 80 percent of the design capacity of the system. If the utility will be built in phases, this shall apply only to the first phase. A return on common equity shall be established using the current equity leverage formula established by order of this Commission pursuant to Section 367.081(4), Florida Statutes, unless there is competent substantial evidence supporting the use of a different return on common equity. Please reference subsection 25-30.033(4), F.A.C., for additional information regarding the accrual of allowance for funds used during construction (AFUDC).

- 5) Exhibit U - Provide a schedule showing how the proposed rates were developed. The base facility and usage rate structure (as defined in subsection 25-30.437(6), F.A.C.) shall be utilized for metered service, unless an alternative rate structure is supported by the applicant and authorized by the Commission.
- 6) Exhibit V - Provide a schedule showing how the proposed service availability policy and charges were developed, including meter installation, main extension, and plant capacity charges, and proposed donated property.
- 7) Exhibit W - Provide a schedule showing how the customer deposits and miscellaneous service charges were developed, including initial connection, normal reconnection, violation reconnection, and premises visit fees, consistent with Rules 25-30.311 and 25-30.460, F.A.C.


H) NOTICING REQUIREMENTS

Exhibit X - Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.

PART III SIGNATURE

Please sign and date the utility's completed application.

APPLICATION SUBMITTED BY: _____


 Applicant's Signature

John A. Semanik
 Applicant's Name (Printed)

President
 Applicant's Title

12/21/2023
 Date

State of Florida

Department of State

I certify from the records of this office that RIVERDALE UTILITY HOLDING, INC. is a corporation organized under the laws of the State of Florida, filed on August 1, 2022, effective August 1, 2022.

The document number of this corporation is P22000060953.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on April 13, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirteenth day of April, 2023*



A handwritten signature in black ink, appearing to be "C. J. Scott", written over a horizontal line.

Secretary of State

Tracking Number: 8186875525CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

EXHIBIT A

RIVERDALE, ST. JOHNS COUNTY, FLORIDA APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION
FOR A PROPOSED OR EXISTING SYSTEM REQUESTING INITIAL RATES AND CHARGES

RIVERDALE UTILITY HOLDING INC. IS APPLYING FOR WATER AND WASTEWATER. WATER WILL BE SUPPLIED BY A PROPOSED FDEP PERMITTED WATER TREATMENT PLANT AND DISTRIBUTION SYSTEM. WASTEWATER IS PLANNED TO BE PROVIDED BY ENHANCED NUTRIENT REDUCING SEPTIC SYSTEMS ON INDIVIDUAL LOTS. CURRENT VESTED ST. JOHNS COUNTY APPROVALS FOR THE RIVERDALE LOTS ALLOWS CONSTRUCTION OF INDIVIDUAL SEPTIC SYSTEMS ON EACH LOT. SHOULD THIS AT SOME LATER DATE NOT BE ALLOWED OR RESTRICTED BY STATE LAWS, RIVERDALE UTILITY HOLDING INC. WOULD PROCEED WITH PLANNING, DESIGN, PERMITTING AND CONSTRUCTION OF A WASTEWATER TREATMENT SYSTEM FOR THE PROPOSED SERVICE AREA.

EXHIBIT B

Riverdale Heritage Land, Inc.
Balance Sheet
12/31/2022

	<u>Current Year</u>	<u>Prior Year</u>
ASSETS		
Current Assets		
Cash	\$ (4,441.52)	\$ (4,668.75)
Lots & Work in Progress	\$ 5,452,180.03	\$ 5,065,210.55
Total Current Assets	<u>\$ 5,447,738.51</u>	<u>\$ 5,060,541.80</u>
Other Assets:		
	\$ -	\$ -
Total Other Assets	<u>\$ -</u>	<u>\$ -</u>
TOTAL ASSETS	<u>\$ 5,447,738.51</u>	<u>\$ 5,060,541.80</u>

Internal Statement for Management Use Only

Riverdale Heritage Land, Inc.
 Balance Sheet
 12/31/2022

	<u>Current Year</u>	<u>Prior Year</u>
LIABILITIES & STOCKHOLDER'S EQUITY		
LIABILITIES		
Current Liabilities		
Const. Loans Holding	\$ 1,254,076.79	\$ 1,438,975.30
Accounts Payable	\$ 70,800.00	\$ -
Total Current Liabilities	\$ 1,324,876.79	\$ 1,438,975.30
Long Term Liabilities		
Due to SEDA Construction	\$ 959.40	\$ 218.89
Intercompany Loans & Advances	\$ 3,648,710.17	\$ 3,070,117.46
Total Long Term Liabilities	\$ 3,649,669.57	\$ 3,070,336.35
TOTAL LIABILITIES	\$ 4,974,546.36	\$ 4,509,311.65
STOCKHOLDER'S EQUITY		
Capital Stock	\$ -	\$ -
Additional Paid in Capital	\$ -	\$ -
Retained Earnings	\$ 551,230.15	\$ 42,174.10
Current Year Income/(Loss)	\$ (78,038.00)	\$ 509,056.05
TOTAL STOCKHOLDER'S EQUITY	\$ 473,192.15	\$ 551,230.15
TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	\$ 5,447,738.51	\$ 5,060,541.80
	\$ -	\$ -

Internal Statement for Management Use Only

Riverdale Heritage Land, Inc.
 Profit & Loss Statement
 12/31/2022

	Current Month		Current Year	
Revenues:				
Sales, Developed Lots	\$ -	0.00%	\$ -	0.00%
Gross Revenue	\$ -	0.00%	\$ -	0.00%
Cost of Revenues:				
Cost of Sales, Developed Lots	\$ -	0.00%	\$ -	0.0%
Cost of Hay Sold	\$ -	0.00%	\$ -	0.0%
Total Cost of Revenue	\$ -	0.00%	\$ -	0.00%
Gross Profit	\$ -	0.00%	\$ -	0.00%
Expenses and (Other Income)				
General & Admin Expenses	\$ 4,844.83	0.00%	\$ 35,486.47	0.0%
Operating Expenses	\$ -	0.00%	\$ 734.38	0.0%
Interest Expense	\$ 4,441.52	0.00%	\$ 41,817.15	0.0%
Total Expenses and (Other Income)	\$ 9,286.35	0.00%	\$ 78,038.00	0.00%
NET INCOME	\$ (9,286.35)	0.00%	\$ (78,038.00)	0.00%

Internal Statement for Management Use Only

REVENUE/LOSS \$ - \$ -

Semanik Investment Corp.
 Balance Sheet
 12/31/2022

	Current Year	Prior Year
ASSETS		
Current Assets		
Cash	\$ 715,135.35	\$ 1,703,905.54
Lot Binders	\$ 20,000.00	\$ 20,000.00
Other Assets	\$ 70.00	\$ -
Advance - Related Company	\$ -	\$ -
Total Current Assets	\$ 735,205.35	\$ 1,723,905.54
Property, Furniture & Equipment		
Other Fixed Assets	\$ 2,331,225.49	\$ 2,331,225.49
Property, Furniture & Equipment	\$ 2,331,225.49	\$ 2,331,225.49
Accumulated Depreciation	\$ 2,331,225.26	\$ 2,196,946.26
Property, Furniture & Equipment, Net	\$ 0.23	\$ 134,279.23
Other Assets:		
Land - Other	\$ 5,500.00	\$ 5,500.00
Intercompany Loans & Advances	\$ 29,361,362.58	\$ 31,506,307.95
Investment, Related Co.'s	\$ 72,500.00	\$ 72,500.00
Investment in Partnerships	\$ 360,941.06	\$ 360,941.06
Due to Semanik Properties	\$ -	\$ -
Misc. Clearing Account	\$ 1,059.75	\$ -
Total Other Assets	\$ 29,801,363.39	\$ 31,945,249.01
TOTAL ASSETS	\$ 30,536,568.97	\$ 33,803,433.78

Internal Statement for Management Use Only

Semanik Investment Corp.
 Balance Sheet
 12/31/2022

	<u>Current Year</u>	<u>Prior Year</u>
LIABILITIES & STOCKHOLDER'S EQUITY		
LIABILITIES		
Current Liabilities		
Accounts Payable	\$ 23,376.25	\$ 27,151.25
Accrued Expense	\$ -	\$ -
Sales Tax Payable	\$ (0.00)	\$ 1,411.29
Total Current Liabilities	<u>\$ 23,376.25</u>	<u>\$ 28,562.54</u>
Long Term Liabilities		
N/P - Regions Equipment Finance	\$ 956,042.25	\$ 1,141,702.92
Due From/(To) - Seda Construction	\$ 4,804,192.42	\$ 9,320,214.87
	\$ -	\$ -
Total Long Term Liabilities	<u>\$ 5,760,234.67</u>	<u>\$ 10,461,917.79</u>
TOTAL LIABILITIES	<u>\$ 5,783,610.92</u>	<u>\$ 10,490,480.33</u>
STOCKHOLDER'S EQUITY		
Capital Stock	\$ 500.00	\$ 500.00
Additional Paid in Capital	\$ 27,071,071.10	\$ 27,071,071.10
Retained Earnings	\$ (3,757,937.59)	\$ (3,416,950.01)
Current Year Income/(Loss)	\$ 1,479,324.54	\$ (300,987.58)
Distribution	\$ (40,000.00)	\$ (40,680.06)
TOTAL STOCKHOLDER'S EQUITY	<u>\$ 24,752,958.05</u>	<u>\$ 23,312,953.45</u>
TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	<u>\$ 30,536,568.97</u>	<u>\$ 33,803,433.78</u>

\$ - \$ -

Internal Statement for Management Use Only

Semanik Investment Corp.
Profit & Loss Statement
12/31/2022

	<u>Current Month</u>		<u>Current Year</u>	
REVENUES				
Revenues:				
Rental Income	\$ -	0.00%	\$ 274,330.00	9.35%
Lot Development Fees	\$ -	0.00%	\$ -	0.00%
Other Revenue	\$ -	0.00%	\$ 23,580.17	0.80%
Development Fee	\$ 333,813.72	100.00%	\$ 2,636,009.35	89.85%
Gross Revenue	\$ 333,813.72	100.00%	\$ 2,933,919.52	100.00%
Cost of Revenues:				
Cost of Sales, Developed Lots	\$ -	0.00%	\$ -	0.00%
Cost of Hay Sold	\$ -	0.00%	\$ -	0.00%
Total Cost of Revenue	\$ -	0.00%	\$ -	0.00%
Gross Profit	\$ 333,813.72	100.00%	\$ 2,933,919.52	100.00%
Expenses and (Other Income)				
General & Admin Expenses	\$ 13,375.72	4.01%	\$ 235,787.06	8.04%
Operating Expenses	\$ 12,096.40	3.62%	\$ 374,090.91	12.75%
Depreciation	\$ 11,189.88	3.35%	\$ 134,279.00	4.58%
Interest Expense	\$ 136,303.73	40.83%	\$ 710,438.01	24.21%
Other Income/Expense	\$ -	0.00%	\$ -	0.00%
Total Expenses and (Other Income)	\$ 172,965.73	51.82%	\$ 1,454,594.98	49.58%
NET INCOME	\$ 160,847.99	48.18%	\$ 1,479,324.54	50.42%

Internal Statement for Management Use Only

EXHIBIT C

ENTITIES INCLUDE RIVERDALE HERITAGE LAND INC., SEMANIK INVESTMENT CORPORATION AND JOHN A. SEMANIK. FUNDING WILL BE PROVIDED IN THE FORMS OF LAND, CASH AND FINANCING GUARANTEES NECESSARY TO CONSTRUCT AND OPERATE THE FACILITIES AND PROVIDE SERVICE.

EXHIBIT D

RIVERDALE UTILITIES HOLDING IS NOT CURRENTLY STAFFED. WE WILL BE CONTRACTING WITH A LICENSED EXPERIENCED PLANT OPERATIONS COMPANY FOR OPERATIONS AND MAINTENANCE. COMPANIES TO SOLICIT PROPOSALS FROM WILL INCLUDE;

1. A+ ENVIRONMENTAL SOLUTIONS & SERVICES,LLC
JEAN CHARLES, OWNER 904-647-0847

2. TWO-FOLD WATER
THAD TISDALE, LEAD OPERATOR, 352-494-7422

3. US WATER SERVICES CORPORATION
727-848-8292, 866-753-8292 TOLL FREE

EXHIBIT E

PERMIT IN HAND – SJRWMD ERP FOR THE PROJECT AREA, FOLLOWS THIS PAGE

PERMIT APPLICATIONS IN PROCESS – FDEP WATER TREATMENT PLANT CONSTRUCTION PERMIT

FDEP WATER DISTRIBUTION SYSTEM CONSTRUCTION PERMIT



St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500
On the internet at www.sjrwmd.com.

April 22, 2019

John A Semanik
Riverdale Heritage Land Inc.
2120 Corporate Square Blvd Ste 3
Jacksonville, FL 32216-1976

SUBJECT: Permit Number: 153509-2
Project Name: Riverdale Subdivision Phase 1

Dear Mr. Semanik:

Enclosed is your individual permit issued by the St. Johns River Water Management District on April 22, 2019. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need

GOVERNING BOARD

Fred N. Roberts Jr., CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Ron Howse, TREASURER
COCOA

Douglas C. Bourmique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Susan Dolan
SANFORD

John A. Miklos
ORLANDO

Janet Price
FERNANDINA BEACH

Allan Roberts
ST. AUGUSTINE

copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Agent and Registered Professional Consultant: Beth Leaptrott
Connelly & Wicker Inc.
10060 Skinner Lake Dr Ste 500
Jacksonville, FL 32246-7471

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 153509-2

DATE ISSUED: April 22, 2019

PROJECT NAME: Riverdale Subdivision Phase 1

A PERMIT AUTHORIZING:

Authorization of a Stormwater Management System for Riverdale Subdivision Phase 1, a 14.4 - acre project to be constructed and operated as per plans received by the District on May 25, 2018, and March 26, 2019.

LOCATION:

Section(s): 38 Township(s): 8S Range(s): 27E
St. Johns County

Receiving Water Body:

Name	Class
Saint Johns River	III Fresh, IW

ISSUED TO:

Riverdale Heritage Land Inc.
2120 Corporate Square Blvd Ste 3
Jacksonville, FL 32216-1976

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated April 22, 2019

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: 

Everett Frye
Supervising Professional Engineer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 153509-2
Riverdale Subdivision Phase 1
DATED: April 22, 2019

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," [10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, a District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity

shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

23. The Surface Water Management System shall be constructed and operated per the plans received by the District on May 25, 2018 and March 26, 2019.
24. Proposed wetland impacts must be performed as indicated on Figure 1 received by the District on November 7, 2018. All areas indicated as having hydrologic impacts must remain unaltered by the proposed construction exclusive of the proposed hydrologic impacts.
25. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 1.1 forested ratio mitigation credits have been debited from the Basin 8 portion of the Sundew Mitigation Bank ledger.
26. In the event that the permittee does not successfully complete the transaction to obtain 1.1 forested ratio mitigation credits from Basin 8 of Sundew Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) or send a copy of the original affidavit to:

Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Business and Administrative Services, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386-681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

EXHIBIT F

PROJECT NOT YET CONSTRUCTED.

NONE OF THESE REPORTS ARE AVAILABLE.

EXHIBIT G

COPY OF RESPONSE TO SERVICE AVAILABILITY REQUEST TO ST. JOHNS COUNTY FOR WATER AND SEWER SERVICE

IN SUMMARY, COUNTY CONNECTON POINTS ARE TOO FAR AWAY FOR THE PROJECT TO BE ECONOMICALLY FEASIBLE.



St. Johns County Board of County Commissioners

Utility Department

June 22, 2018

Beth Leaptrott
Connelly & Wicker
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32257

VIA Email: bleaptrott@cweng.com

**RE: Tax Parcel 022010 0000 Riverdale Subdivision Phase 1
Water & Sewer Availability**

Dear Ms. Leaptrott:

This letter is to affirm that the St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for 42 single family homes with a total anticipated usage of 14,700 gallons per day of water and 11,760 gallons per day sewer. The water and sewer service will be provided by the CR 214 Water Treatment Plant and Anastasia Island Wastewater Treatment Plant, respectively.

Water:

Potable water can be made available by an existing 16-inch water main at County Road 214 and Water Plant Road, approximately 55,000 feet northeast of the property. Please note that the applicant should contact the fire department regarding fire flow requirements for the site and make provisions if the required flow is not available.

Sewer:

Sewer can be made available by an existing 12-inch force main at County Road 214 and Water Plant Road, approximately 55,000 feet northeast of the property.

Conservation/Reuse:

St. Johns County's Integrated Water Resources Plan recommends water conservation and reclaimed water as the most cost-effective and beneficial ways to manage a sustainable water supply in our rapidly growing County. In response to state wide goals and objectives identified by Florida Statutes and St Johns River Water Management District, SJCUD is recommending implementation of a Landscape Conservation Plan to utilize water conservation measures for this project to offset irrigation demands from the potable water system. Conservation measures may include utilizing storm water (or another lower quality source) for irrigation, Florida Friendly Landscaping, as well as implementation of smart irrigation technology which utilize water conservation devices that inhibit or interrupt irrigation operations for each individual system as conditions warrant.

Water and sewer conveyance is not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

Note: The "Certification of Public Water and/or Sewer" or a receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.

The availability of capacity will expire in ninety (90) days from the date of this letter on **September 22, 2018**; unless a Concurrency Certificate has been issued. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2013-13. Prior to submitting construction plans, please have the Engineer of Record contact the SJCUD Engineering Dept. for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. It is your Contractor's responsibility to field verify the size and location of all utilities prior to construction.

If you should have any questions, please do not hesitate to contact me at (904) 209-2652 or tshoemaker@sjcfl.us.

Sincerely,
St. Johns County Board of County Commissioners
Utility Department

A handwritten signature in cursive script that reads "Teri L. Shoemaker".

Teri Shoemaker, P.E.
Engineer

EXHIBIT H

- a.) THE RESIDENTIAL DEVELOPMENT IS PROPOSED. THE BUILD OUT NUMBER OF LOTS IS 298, ALL SINGLE FAMILY HOMES. EACH HOME WILL BE SERVED THROUGH A 5/8" X 3/4" WATER METER.

- b.) PROJECT IS UNDER DEVELOPMENT. NO CURRENT REQUESTS FOR SERVICE.

- c.) THE CURRENT ST. JOHNS COUNTY ZONING FOR THE LAND IS RS-3 AND OR. THE COUNTY HAS INDICATED THAT THE PROPOSED RESIDENTIAL DEVELOPMENT IS AN ALLOWABLE USE IN OR ZONING.

- d.) THE PROPOSED RESIDENTIAL DEVELOPMENT IS FULLY PLATTED AND VESTED FOR A MAXIMUM OF 300 LOTS. THERE ARE NO KNOWN LAND USE, ENVIRONMENTAL OR CONSERVATION RESTRICTIONS ON THE PROPERTY.

EXHIBIT I

BASED ON THE BELOW ESTIMATED SCHEDULE OF MILESTONES, WATER SERVICE AT THE FIRST RESIDENCE WOULD BEGIN IN THE 4TH QUARTER OF 2024.

OBTAIN PSC CERTIFICATION – MARCH 31, 2024

OBTAIN REQUIRED FDEP PERMITS FOR WATER PLANT AND INFRASTRUCTURE CONSTRUCTION – MARCH 31, 2024

BEGIN LOT SALES APRIL 15, 2024

COMPLETE INFRASTRUCTURE AND WATER PLANT OCTOBER 1, 2024

COMPLETE FIRST RESIDENCE NOVEMBER 1, 2024

BEGIN PROVIDING SERVICE NOVEMBER 1, 2024

EXHIBIT J

Riverdale Legal Description:

Riverdale Town Lots as recorded as map of Riverdale Land Company and recorded map in Book 1 Pages 145-153 in public records of St. Johns County, FL as is inclusive of Riverdale Heritage Land, Inc.'s ownership of Blocks 2-47

EXHIBIT K

Prepared By:

Cliff Newton
Newton & Newton, P.A.
10192 San Jose Blvd.
Jacksonville, Florida 32257

Return recorded instrument to Grantee:

The space above is reserved for recording

QUITCLAIM DEED

This QUITCLAIM DEED, made the ___ day of July, 2023, by RIVERDALE HERITAGE LAND, INC., a Florida for profit corporation, hereinafter called the Grantor, to RIVERDALE UTILITY HOLDING, INC., a Florida for profit corporation, having its principal place of business at 2120 Corporate Square Blvd, Suite 3, Jacksonville, FL 32216, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in the County of St. Johns, State of Florida, to wit:

Lots 7, 8 & 9, Block 22, Riverdale Farm Tracts, according to the MAP OF RIVERDALE LAND CO, recorded in Map Book 1, Pages 148 through 153, Public Records of St. Johns County, Florida.

Parcel ID. Number: 020250-0000

Note to Documentary Stamp Tax Examiner and Clerk: Grantee and Grantor are wholly owned by the same entity. The property being conveyed by Grantor to Grantee is unencumbered by any mortgage, purchase money mortgage lien or other monetary encumbrance and the property is being conveyed without Grantor receiving any consideration from Grantee, such that Grantee does not constitute a "purchaser" and the transaction evidenced by this Quit Claim Deed is merely a change in the form of ownership by the entities who had owned and continue to own the property constituting a mere "book transaction". Accordingly, pursuant to the Florida Supreme Court's decision in Crescent Miami Center, LLC vs. Florida Department of Revenue. 903 So.2d 913 (Florida 2005) no documentary stamp taxes are due on this Quit Claim Deed under Florida Statutes Section 201.02 and therefore only minimum documentary stamp taxes are being paid.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, THE MENTION ON WHICH SHALL NOT SERVE TO RE-IMPOSE THEM.

This deed is prepared without a title search and is delivered with no warranties of title of any kind, and with no representation or warranties of any kind or nature whatsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Riverdale Heritage Land, Inc.

Signed and Sealed in Our Presence:

By: _____

John A. Semanik

Its: President

Witness Name: _____

2120 Corporate Square Blvd, Suite 3
Jacksonville, FL 32216

Witness Name: _____

STATE OF: FLORIDA COUNTY OF: DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this ____ day of July, 2023, by John A. Semanik, President of Riverdale Heritage Land, Inc. a Florida for profit corporation, on behalf of the corporation. He is personally known to me.

Notary Public

Notary Witness Name: _____

My commission expires: _____

- Water Distribution Lines
 - 10"
 - 8"
 - 4"
- WTP Site
- Phase 1
- Future Phases
 - Phase 2
 - Phase 3
 - Phase 4
- Riverdale Road
- Proposed Spray Field Site
 - Sprayfield
 - Property Lines

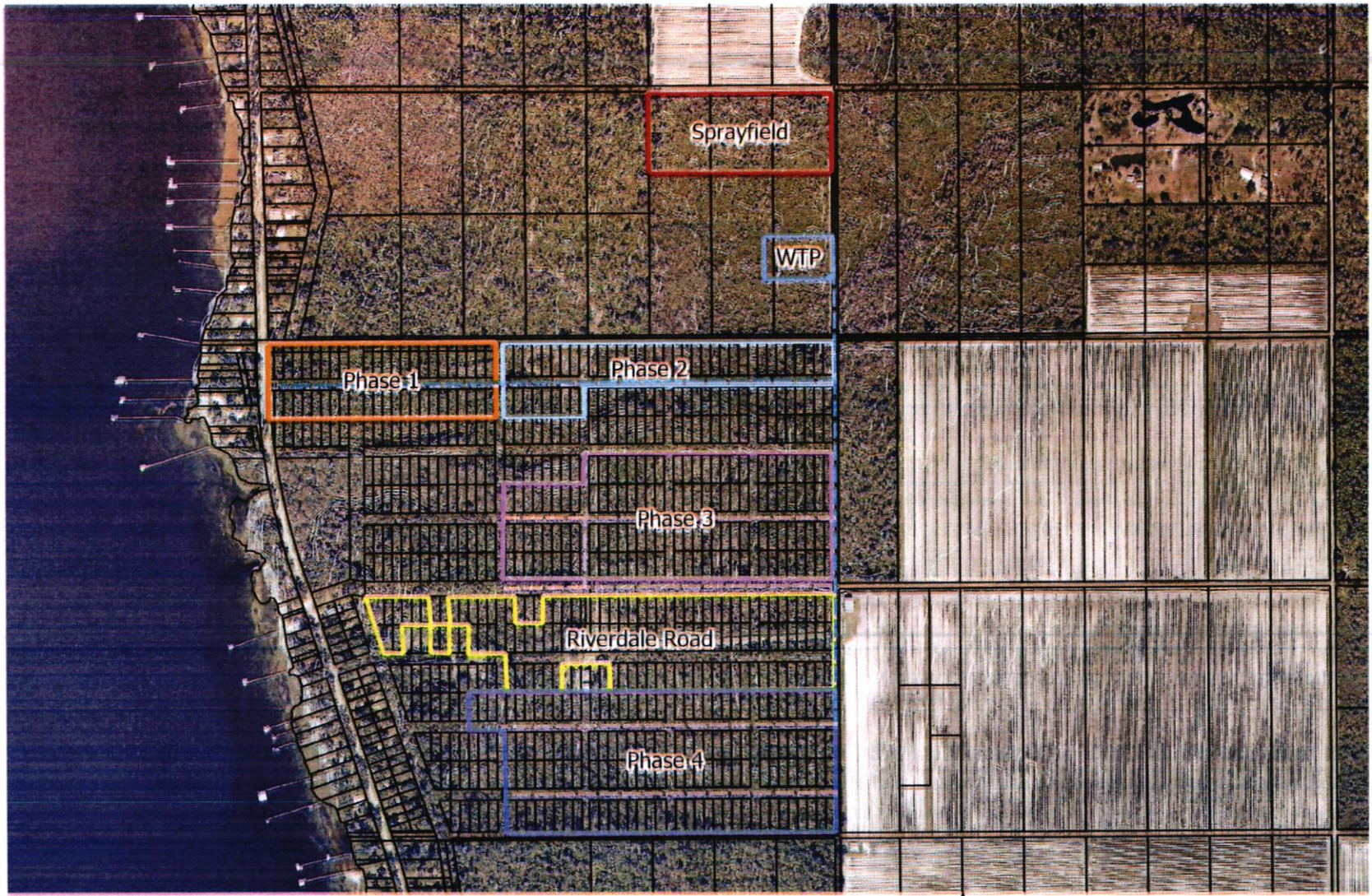


Exhibit L - Riverdale Heritage Lands
Proposed Development Phasing and Utilities Plan

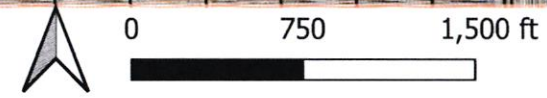


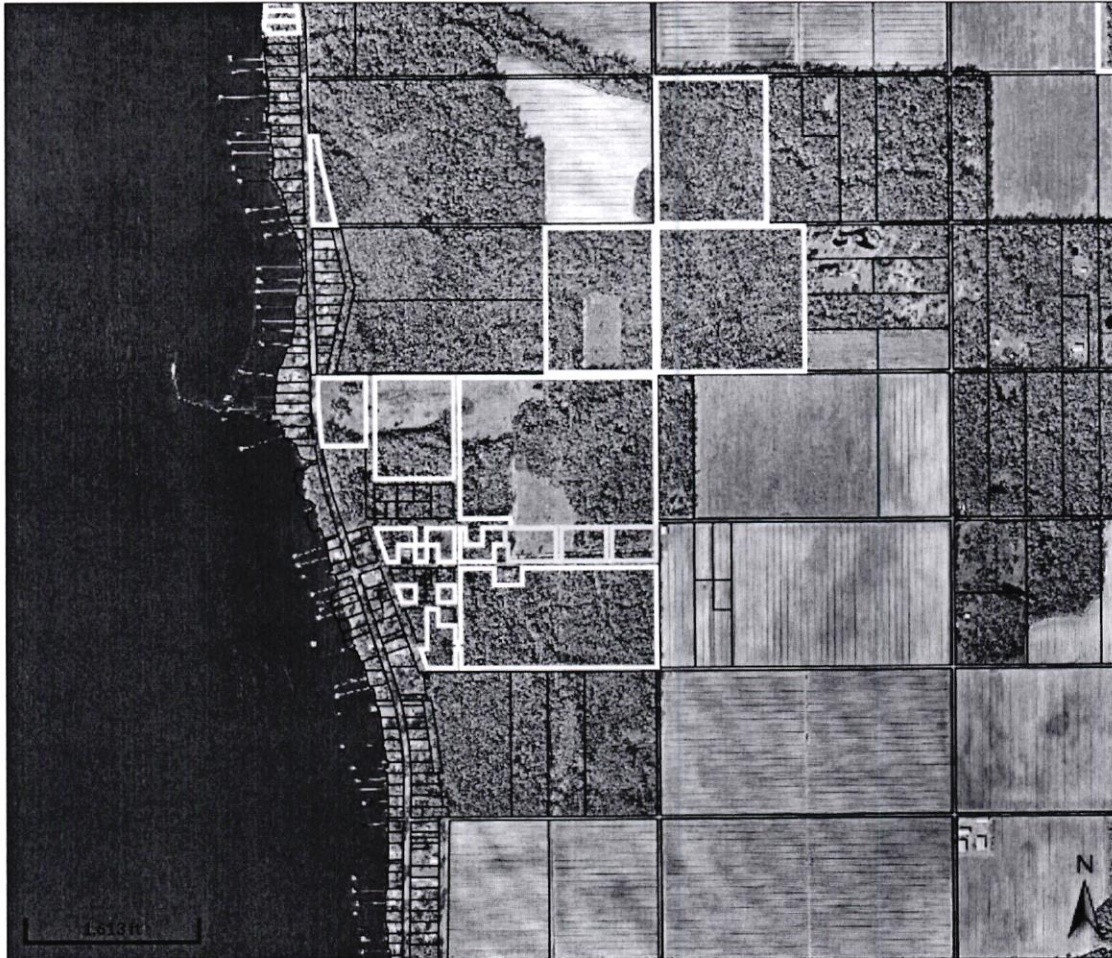
Exhibit N - Phasing

Table 1 - Phasing Plan	ERICs	Population	Demand (gpd)	Peak Hour Factor	Max Day Flow (gpd)	Peak Hour Flow (gpm)	Peak Hour + Fire Flow (gpm)	Line size	Line Capacity (gpm)	
Phase 1	40	120	10,000	4.221	12,000	29	1,029	10"	1,250	
Phase 2		40	120	10,000	4.221	12,000	29	1,029	10"	1,250
	Cumulative	80	240	20,000	4.118	24,000	57	1,057	10"	1,250
Phase 3		87	261	21,750	4.104	26,100	62	1,062	10"	1,250
	Cumulative	167	501	41,750	3.974	50,100	115	1,115	10"	1,250
Phase 4/Buildout		131	393	32,750	4.026	39,300	92	1,092	10"	1,250
	Cumulative	298	894	74,500	3.831	89,400	198	1,198	10"	1,250

EXHIBIT M - 1" = 400'



St. Johns County, FL



Overview



Legend

 Parcels

Parcel ID	0223900000	Physical Address	7721 RIVERDALE RD SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales			
Property Class	5500 - Timberland	Mailing Address	RIVERDALE HERITAGE LAND INC	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	County	Address	2120 CORPORATE SQUARE BLVD STE 3 JACKSONVILLE FL 32216-0000	Total Land Value	\$18,418	12/29/2017	\$5000000	05	Q
Acres	9.39			Just Value	\$2,274	10/16/2014	\$139100	11	U
				Total Deferred Assessed Value	N/A				
				Total Exemptions	N/A				
				Taxable Value	\$2,274				

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 12/19/2023

Last Data Uploaded: 12/18/2023 11:51:57 PM

Developed by  Schneider GEOSPATIAL

SECTION 38, TOWNSHIP 8S, RANGE 27

EXHIBIT O

WATER TREATMENT WILL BE PRE-FILTRATION FOLLOWED BY REVERSE OSMOSIS FOR BRACKISH WATER THE DE-GASIFICATION, pH ADJUSTMENT AND DISINFECTION. REVERSE OSMOSIS CONCENTRATE DISPOSAL WILL BE BY SPRAY IRRIGATION.

WASTEWATER TREATMENT WILL BE INDIVIDUAL, ENHANCED NUTRIENT REMOVAL, SEPTIC SYSTEMS.

EXHIBIT P

**Riverdale Utility Holding, Inc.
Initial Rates and Charges
Schedule of Rates**

WATER

Base Facility Charge

Residential 5/8"	54.77
Commercial:	
5/8"	54.77
3/4"	82.16
1"	136.93
1-1/2" Turbine	273.85
2" Turbine	438.16
3" Turbine	958.48

Gallonge Charge

Residential	
First 7,000 gls	10.38
Over 7,000 gls	12.98
General Service	10.80

Average Residential Water Bill **136.86**

<u>Service Availability Charges</u>	13,709.00
Plant Capacity	10,118.00
Main Capacity	2,091.00
Service / Meter Installaion	1,500.00

EXHIBITS Q THRU W

Riverdale Utility Holding, Inc.

Application for Original Certificate

Accounting Information

Docket No.:

December 2023

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Docket No.:

Index

<u>Schedule No.</u>	<u>Description</u>	<u>Page No.</u>
1	Projected Rate Base at 100% and 80% of Designed Capacity	1
1A	Pro Forma Water Utility Plant	2
2	Pro Forma Balance Sheet at 100% Design	3
3	Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity	4
4	Service Availability Charge Analysis	5
5	Cost Justification for Service and Meter Installation Fees	6
6	Cost Justification for Miscellaneous Service Charges	7
7	Calculation of Proposed Rates and Revenue Proof	8
8	Projected Capital Structure When Utility Reaches 80% Capacity	9
 <u>Supporting Schedules</u>		
1 Support	Water Plant, Depreciation, CIAC and Amortization	10
7 Support (p1)	Projected Net Operating Income at 80% Capacity	18
7 Support (p2)	Calculation of Rates for Water Utility based on projections at 80% Design Capacity	19

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Projected Rate Base at 100% and 80% of Designed Capacity

Line No	Description	12/31/2038 100%	12/31/2035 80%	Referenced Schedule No.
1	Water Rate Base			
2				
3	Utility Plant in Service	\$ 6,287,025	\$ 6,145,734	1 A
4	Accumulated Depreciation	(2,200,846)	(1,647,151)	1 A Support
5	Contributions in Aid of Construction	(4,085,282)	(3,331,287)	1 A Support
6	Accumulated Amortization of CIAC	1,491,465	919,344	1 A Support
7	Working Capital Allowance (1/8 O&M)	20,161	22,813	
8	Water Rate Base	<u>\$ 1,512,522</u>	<u>\$ 2,109,454</u>	
9				
10				

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Pro Forma Water Utility Plant
Projected December 31, 2038

Line No.	NARUC Acct.	Description	Water	Accumulated Depreciation	Net Plant
1	301	Organization	\$ 19,750	\$ 7,159	\$ 12,591
2	302	Franchises			
3	303	Land and Land Rights	1,040,000		1,040,000
4	304	Structures and Improvements	2,253,928	1,078,794	1,175,133
5	305	Collecting and Impounding Reservoirs			
6	306	Lake, River and Other Intakes			
7	307	Wells and Springs	37,500	20,139	17,361
8	309	Supply Mains	3,750	1,699	2,051
9	310	Power Generation Equipment	93,750	79,963	13,787
10	311	Pumping Equipment	43,750	37,316	6,434
11	320	Water Treatment Plant	450,000	383,824	66,176
12	330	Distribution Reservoirs and Standpipes			
13	331	Transmission and Distribution Mains	1,608,962	422,586	1,186,376
14	333	Services	559,955	109,396	450,558
15	334	Meters and Meter Installation	111,991	45,046	66,945
16	335	Hydrants	63,690	14,924	48,766
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>\$ 6,287,025</u>	<u>\$ 2,200,846</u>	<u>\$ 4,086,178</u>
25					
26					
27		Line Capacity		298 ERCs	
28		ERC =		250 GPD	
29					

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Pro Forma Balance Sheet at 100% Design
Projected December 31, 2038

Line No.	NARUC Acct.	Assets and Other Debits	
1	101	Utility Plant In Service	\$ 6,287,025
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	(2,200,846)
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	11,406
12	132	Special Deposits	
13	141	Customer Accounts Receivable	16,358
14	143	Accumulated Provision of Uncollectible Accounts - CR	
15	151	Plant Material and Supplies	
16	174	Miscellaneous Current and Accrued Assets	
17	186	Miscellaneous Deferred Debits	
18	190	Accumulated Deferred Income Taxes	
19		Total Assets and Other Debits	<u>\$ 4,113,943</u>
20			
21		Equity Capital	
22	201	Common Stock Issued	
23	204	Preferred Stock Issued	
24	211	Other Paid In Capital	1,323,284
25	215	Retained Earnings	178,038
26	218	Proprietary Capital	
27		Liabilities and Other Credits	
28	224	Long Term Debt	
29	231	Accounts Payable	7,604
30	232	Notes Payable	
31	235	Customer Deposits	11,200
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	271	Contributions in Aid of Construction (CIAC)	4,085,282
38	272	Accumulated Amortization of CIAC	(1,491,465)
39	281	Accumulated Deferred Income Taxes -Accelerated Amortization	
40	282	Accumulated Deferred Income Taxes -Liberalized Depreciation	
41	283	Accumulated Deferred Income Taxes - Other	
42		Total Equity, Liabilities and Other Credits	<u>\$ 4,113,943</u>

Riverdale Utility Holding, Inc.

Initial Rates and Charges

Water System

Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity

Projected December 31, 2035

Line No.	NARUC Acct. No.	Description	Water
1	601	Salaries and Wages - Employees	104,443
2	603	Salaries and Wages - Other	
3	604	Employees Pensions and Benefits	
4	610	Purchased Water	
5	615	Purchased Power	8,154
6	616	Fuel for Power Production	
7	618	Chemicals	10,804
8	620	Materials and Supplies	14,077
9	630	Contract Services - Testing	18,894
10	630	Contract Services - Engineering	
11	630	Contract Services - Accounting	6,429
12	640	Rents	
13	650	Transportation Expense	
14	655	Insurance Expense	9,841
15	665	Regulatory Commission Expense	
16	670	Bad Debt Expense	
17	675	Miscellaneous Expense	9,861
18	403	Depreciation - Net of CIAC Amortization	(8,061)
19	407	Amortization Expense - Intangible	494
20	408	Taxes Other Than Income (2)	39,806
21		Total Expenses	<u>214,742</u>
22			
23		Average Cost per customer per month	<u>\$ 60.05</u>
24			
25		(1) Taxes other than Income	
26		Property Taxes (net tangible plant X millage)	
27		(12.6935)	22,131
28		Regulatory Assessment Fees	<u>17,675</u>
29		Total	<u><u>39,806</u></u>

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Service Availability Charge Analysis
Projected December 31, 2038

Line No.	Description	2038 Water
1	Gross Book Value	\$ 6,287,025
2	Land	\$ 1,040,000
3	Depreciable Plant	\$ 5,247,025
4	Accumulated Depreciation to Date	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 2,200,846
6	Net Plant at Design Capacity (includes land)	\$ 4,086,178
7	Transmission & Distribution / Collection Lines	\$ 1,235,142
8	Minimum Level of C.I.A.C.	19.65%
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	298
13	Composite Depreciation Rate	3.55%
14	Number of Years to Design Capacity	14
15	Existing Service Availability Charge Per ERC	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%
17	Minimum Service Availability Charge Per ERC	\$ 3,591.00
18	Level of C.I.A.C. at Design Capacity	19.65%
19	Maximum Service Availability Charge Per ERC	\$ 13,709.00
20	Level of C.I.A.C. at Design Capacity	75.00%
21	Requested Service Availability Charge Per ERC	\$ 13,709.00
22	Level of C.I.A.C. at Design Capacity	75.00%
23	Requested Service Availability Charge Gallon Per Day	\$ <u>54.84</u>
24		
25		Requested
26	Total Service Availability Charge	\$ <u>13,709.00</u>
27	Plant Capacity	\$ <u>10,118.00</u>
28	Main Capacity	\$ <u>2,091.00</u>
29	Service/Meter Installation	\$ <u>1,500.00</u>

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Cost Justification for Service and Meter Installation Fees

Line No.	Description	5/8 x 3/4"	Other Sizes
1	Cost of Meter and Fittings, including installation	\$ 250	Actual
2			Cost
3	Service Installation	\$ 1,250	Actual
4			Cost
5			
6			
7	Total	<u>\$ 1,500</u>	

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Cost Justification for Miscellaneous Service Charges
Docket No.:

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 Testing/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	

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Proof of Revenue
Projected December 31, 2035

Line No		Rates for Revenue Requirement	Total Bills	Total Gallons	Revenue Required Annual Revenue
1	Revenue Proof For Water				
2	Requested Rates - Residential - Monthly				
3	Base Facility Charge	\$ 54.77	2,861		\$ 156,686.02
4	Gallonage Charge				
5	First 7,000 gls	\$ 10.38		18,273	\$ 189,677.48
6	Over 7,000 gls	\$ 12.98		3,481	\$ 45,178.71
7	Total Residential Revenues				<u>\$ 391,542.20</u>
8	Average Residential Bill				<u>\$ 136.86</u>
9					
10	Requested Rates - General Service				
11	5/8" x 3/4"	\$ 54.77			
12	3/4"	82.16			
13	1"	136.93			
14	1-1/2" Turbine	273.85			
15	2" Turbine	438.16			
16	3" Turbine	958.48			
17	Charge per 1,000 gallons	\$ 10.80		0	
18	Total General Service Revenues				<u>_____</u>
19	Average General Service Bill				<u>_____</u>
20					
21	Revenues from Miscellaneous Charges (50%)	\$ 46.05	23		\$ 1,059.15
22					
23	Total Water Revenue at 80% Design Capacity				<u>\$ 392,601.35</u>
24					
25					

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Projected Capital Structure When Utility Reaches 80% Capacity

Line No.	Class of Capital	Reconciled to		Ratio	Cost Rate	Weighted Cost
		Rate Base (Schedule 1)				
		12/31/2035 - 80%				
1	Long Term Debt	\$	1,000,000	47.41%	7.00%	3.32%
2	Short Term Debt					
3	Preferred Stock					
4	Common Equity (1)		1,093,354	51.83%	9.83%	5.10%
5	Customer Deposits (2)		16,100	0.76%	2.00%	0.02%
6	Tax Credits - Zero Cost					
7	Tax Credits - Weighted Cost					
8	Accumulated Deferred Income Tax					
9	Other (Explain)					
10						
11	Total	\$	<u>2,109,454</u>	<u>100.00%</u>		<u>8.44%</u>

Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2023-0189-PAA-WS

	<u>Outstanding Customer Deposit Balance</u>	<u>Residential</u>	
17			
18	New Customers connected 2034 - 2035	46	
19	Deposit (2 x average monthly bill)	\$ 350.00	
20			
21	Deposit balance 12/31/2035 from new customers	\$16,100.00	\$ 16,100.00

Type	Annual Plant Additions									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ERCs	10	28	46	64	82	105	128	151	174	197
Distribution										
331 T & D	\$371,875	\$0	\$0	\$0	\$656,251	\$0	\$0	\$0	\$580,836	\$0
333 Services	\$15,625	\$28,828	\$29,549	\$30,288	\$31,045	\$40,660	\$41,676	\$42,718	\$43,786	\$44,881
334 Meters	\$3,125	\$5,766	\$5,910	\$6,058	\$6,209	\$8,132	\$8,335	\$8,544	\$8,757	\$8,976
335 Hydrants	\$7,500	\$0	\$3,940	\$0	\$24,836	\$0	\$0	\$0	\$27,414	\$0

WTP										
304 Structures	\$1,499,938	\$0	\$215,016	\$0	\$296,831	\$0	\$0	\$0	\$242,143	\$0
307 Wells	\$37,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
309 Supply Mains	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
310 Generator	\$93,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
311 Irrigation Pumping	\$43,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320 Wtr Treatment Equip	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Organization Cost										
Milian, Swain & Associates	12,000									
Legal	5,000									
Internal	2,000									
Filing Fee	750									
Other										
Total Organization Cost	\$19,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL	\$2,546,563	\$34,594	\$254,415	\$36,345	\$1,015,171	\$48,792	\$50,012	\$51,262	\$902,937	\$53,857
CUMULATIVE	\$2,546,563	\$2,581,156	\$2,835,571	\$2,871,916	\$3,887,087	\$3,935,879	\$3,985,891	\$4,037,153	\$4,940,090	\$4,993,947

CIAC Table - PROPOSED MAX RATES		
Fee - Plant	\$ 10,118.00	Schedule 4
Fee - T&D	\$ 2,091.00	Schedule 4
Fee - Service Installation	\$ 1,500.00	
Total T&D cost	2,344,597	Schedule 1B
Total Factored ERCs	298	Capacity

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Factored ERCs	10	18	18	18	18	23	23	23	23	23
Annual CIAC - Plant	\$101,180	\$182,124	\$182,124	\$182,124	\$182,124	\$232,714	\$232,714	\$232,714	\$232,714	\$232,714
Annual CIAC - T&D	\$20,910	\$37,638	\$37,638	\$37,638	\$37,638	\$48,093	\$48,093	\$48,093	\$48,093	\$48,093
Annual CIAC - Svc Install	\$15,000	\$27,000	\$27,000	\$27,000	\$27,000	\$34,500	\$34,500	\$34,500	\$34,500	\$34,500
TOTAL	\$137,090	\$246,762	\$246,762	\$246,762	\$246,762	\$315,307	\$315,307	\$315,307	\$315,307	\$315,307

Annual Plant Additions						
Type	2034	2035	2036	2037	2038	TOTAL
ERCs	220	243	266	289	298	
Distribution						
331 T & D	\$0	\$0	\$0	\$0	\$0	\$1,608,962
333 Services	\$46,003	\$47,153	\$48,332	\$49,540	\$19,870	\$559,955
334 Meters	\$9,201	\$9,431	\$9,666	\$9,908	\$3,974	\$111,991
335 Hydrants	\$0	\$0	\$0	\$0	\$0	\$63,690

WTP						
304 Structures	\$0	\$0	\$0	\$0	\$0	\$2,253,928
307 Wells	\$0	\$0	\$0	\$0	\$0	\$37,500
309 Supply Mains	\$0	\$0	\$0	\$0	\$0	\$3,750
310 Generator	\$0	\$0	\$0	\$0	\$0	\$93,750
311 Irrigation Pumping	\$0	\$0	\$0	\$0	\$0	\$43,750
320 Wtr Treatment Equip	\$0	\$0	\$0	\$0	\$0	\$450,000

Total Organization Cost	\$0	\$0	\$0	\$0	\$0	\$19,750
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TOTAL	\$55,204	\$56,584	\$57,998	\$59,448	\$23,844	\$5,247,025
CUMULATIVE	\$5,049,151	\$5,105,734	\$5,163,733	\$5,223,181	\$5,247,025	

Annual CIAC Additions						
Year	2034	2035	2036	2037	2038	TOTAL
Factored ERCs	23	23	23	23	9	298
Annual CIAC - Plant	\$232,714	\$232,714	\$232,714	\$232,714	\$91,062	3,015,164
Annual CIAC - T&D	\$48,093	\$48,093	\$48,093	\$48,093	\$18,819	\$623,118
Annual CIAC - Svc Install	\$34,500	\$34,500	\$34,500	\$34,500	\$13,500	\$447,000
TOTAL	\$315,307	\$315,307	\$315,307	\$315,307	\$123,381	\$4,085,282

Type	Depreciation	Annual additions - AD											
	Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Distribution													
331 T & D	38	\$ 9,786	\$ -	\$ -	\$ -	\$ 17,270	\$ -	\$ -	\$ -	\$ 15,285	\$ -	\$ -	\$ -
333 Services	35	\$ 446	\$ 824	\$ 844	\$ 865	\$ 887	\$ 1,162	\$ 1,191	\$ 1,221	\$ 1,251	\$ 1,282	\$ 1,314	\$ 1,347
334 Meters	17	\$ 184	\$ 339	\$ 348	\$ 356	\$ 365	\$ 478	\$ 490	\$ 503	\$ 515	\$ 528	\$ 541	\$ 555
335 Hydrants	40	\$ 188	\$ -	\$ 98	\$ -	\$ 621	\$ -	\$ -	\$ -	\$ 685	\$ -	\$ -	\$ -

WTP													
304 Structures	27	\$ 55,553	\$ -	\$ 7,964	\$ -	\$ 10,994	\$ -	\$ -	\$ -	\$ 8,968	\$ -	\$ -	\$ -
307 Wells	27	\$ 1,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
309 Supply Mains	32	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
310 Generator	17	\$ 5,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
311 Irrigation Pumping	17	\$ 2,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
320 Wtr Treatment Equip	17	\$ 26,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Organization Cost	40	\$ 494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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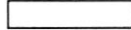
CIAC Table	Amortization	Annual additions - Accum Amort											
	Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual CIAC - Plant	17	\$ 5,952	\$ 10,713	\$ 10,713	\$ 10,713	\$ 10,713	\$ 13,689	\$ 13,689	\$ 13,689	\$ 13,689	\$ 13,689	\$ 13,689	\$ 13,689
Annual CIAC - T&D	38	\$ 550	\$ 990	\$ 990	\$ 990	\$ 990	\$ 1,266	\$ 1,266	\$ 1,266	\$ 1,266	\$ 1,266	\$ 1,266	\$ 1,266
Annual CIAC - Svc Install	35	\$ 429	\$ 771	\$ 771	\$ 771	\$ 771	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986
TOTAL		\$6,931	\$12,475	\$12,475	\$12,475	\$12,475	\$15,940	\$15,940	\$15,940	\$15,940	\$15,940	\$15,940	\$15,940

Annual additions - AD			
Type	2036	2037	2038
Distribution			
331 T & D	\$ -	\$ -	\$ -
333 Services	\$ 1,381	\$ 1,415	\$ 568
334 Meters	\$ 569	\$ 583	\$ 234
335 Hydrants	\$ -	\$ -	\$ -

WTP			
304 Structures	\$ -	\$ -	\$ -
307 Wells	\$ -	\$ -	\$ -
309 Supply Mains	\$ -	\$ -	\$ -
310 Generator	\$ -	\$ -	\$ -
311 Irrigation Pumping	\$ -	\$ -	\$ -
320 Wtr Treatment Equip	\$ -	\$ -	\$ -

Total Organization Cost	\$ -	\$ -	\$ -
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Annual additions - AA			
Year	2036	2037	2038
Factored ERCs			
Annual CIAC - Plant	\$ 13,689	\$ 13,689	\$ 5,357
Annual CIAC - T&D	\$ 1,266	\$ 1,266	\$ 495
Annual CIAC - Svc Install	\$ 986	\$ 986	\$ 386
TOTAL	\$15,940	\$15,940	\$6,238



Accumulated Depreciation												
Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Distribution												
331 T & D	\$ 4,893	\$ 14,679	\$ 24,465	\$ 34,252	\$ 52,673	\$ 79,729	\$ 106,785	\$ 133,841	\$ 168,539	\$ 210,880	\$ 253,221	\$ 295,562
333 Services	\$ 223	\$ 1,081	\$ 2,774	\$ 5,321	\$ 8,744	\$ 13,191	\$ 18,815	\$ 25,645	\$ 33,710	\$ 43,042	\$ 53,672	\$ 65,633
334 Meters	\$ 92	\$ 445	\$ 1,142	\$ 2,191	\$ 3,600	\$ 5,432	\$ 7,747	\$ 10,560	\$ 13,881	\$ 17,723	\$ 22,100	\$ 27,025
335 Hydrants	\$ 94	\$ 281	\$ 518	\$ 804	\$ 1,400	\$ 2,307	\$ 3,214	\$ 4,121	\$ 5,371	\$ 6,963	\$ 8,555	\$ 10,147
WTP												
304 Structures	\$ 27,777	\$ 83,330	\$ 142,865	\$ 206,382	\$ 275,395	\$ 349,906	\$ 424,416	\$ 498,927	\$ 577,922	\$ 661,400	\$ 744,879	\$ 828,358
307 Wells	\$ 694	\$ 2,083	\$ 3,472	\$ 4,861	\$ 6,250	\$ 7,639	\$ 9,028	\$ 10,417	\$ 11,806	\$ 13,194	\$ 14,583	\$ 15,972
309 Supply Mains	\$ 59	\$ 176	\$ 293	\$ 410	\$ 527	\$ 645	\$ 762	\$ 879	\$ 996	\$ 1,113	\$ 1,230	\$ 1,348
310 Generator	\$ 2,757	\$ 8,272	\$ 13,787	\$ 19,301	\$ 24,816	\$ 30,331	\$ 35,846	\$ 41,360	\$ 46,875	\$ 52,390	\$ 57,904	\$ 63,419
311 Irrigation Pumping	\$ 1,287	\$ 3,860	\$ 6,434	\$ 9,007	\$ 11,581	\$ 14,154	\$ 16,728	\$ 19,301	\$ 21,875	\$ 24,449	\$ 27,022	\$ 29,596
320 Wtr Treatment Equip	\$ 13,235	\$ 39,706	\$ 66,176	\$ 92,647	\$ 119,118	\$ 145,588	\$ 172,059	\$ 198,529	\$ 225,000	\$ 251,471	\$ 277,941	\$ 304,412

Total Organization Cost	\$ 247	\$ 741	\$ 1,234	\$ 1,728	\$ 2,222	\$ 2,716	\$ 3,209	\$ 3,703	\$ 4,197	\$ 4,691	\$ 5,184	\$ 5,678
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TOTAL	\$51,358	\$154,655	\$263,161	\$376,904	\$506,327	\$651,638	\$798,609	\$947,283	\$1,110,170	\$1,287,316	\$1,466,294	\$1,647,151
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Average Depreciation Rate		Average Depreciation Rate		Average Depreciation Rate		Average Depreciation Rate	
Total Exp	\$ 186,156	Total Exp	\$ 43,933	Total Exp	\$ 22,186	Total Exp	\$ 120,037
Total Plant	\$5,247,025	Total Distribution	\$1,672,651	Total Mtr/Svc	\$447,964	Total Plant	\$3,126,410
%	3.55%	%	2.63%	%	4.95%	%	3.84%
Years	28	Years	38	Years	20	Years	26

Accumulated Amortization												
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Factored ERCs												
Annual CIAC - Plant	\$ 2,976	\$ 14,284	\$ 36,306	\$ 69,040	\$ 112,488	\$ 168,137	\$ 237,475	\$ 320,503	\$ 417,219	\$ 527,624	\$ 651,718	\$ 789,502
Annual CIAC - T&D	\$ 275	\$ 1,321	\$ 3,357	\$ 6,383	\$ 10,400	\$ 15,545	\$ 21,956	\$ 29,632	\$ 38,573	\$ 48,781	\$ 60,254	\$ 72,992
Annual CIAC - Svc Install	\$ 214	\$ 1,029	\$ 2,614	\$ 4,971	\$ 8,100	\$ 12,107	\$ 17,100	\$ 23,079	\$ 30,043	\$ 37,993	\$ 46,929	\$ 56,850
TOTAL	\$3,465	\$16,633	\$42,277	\$80,395	\$130,988	\$195,789	\$276,531	\$373,213	\$485,835	\$614,398	\$758,901	\$919,344

Type	Accumulated Depreciation		
	2036	2037	2038
Distribution			
331 T & D	\$ 337,903	\$ 380,245	\$ 422,586
333 Services	\$ 78,958	\$ 93,681	\$ 109,396
334 Meters	\$ 32,512	\$ 38,575	\$ 45,046
335 Hydrants	\$ 11,740	\$ 13,332	\$ 14,924

WTP			
304 Structures	\$ 911,837	\$ 995,316	\$ 1,078,794
307 Wells	\$ 17,361	\$ 18,750	\$ 20,139
309 Supply Mains	\$ 1,465	\$ 1,582	\$ 1,699
310 Generator	\$ 68,934	\$ 74,449	\$ 79,963
311 Irrigation Pumping	\$ 32,169	\$ 34,743	\$ 37,316
320 Wtr Treatment Equip	\$ 330,882	\$ 357,353	\$ 383,824

Total Organization Cost	\$ 6,172	\$ 6,666	\$ 7,159
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TOTAL	\$1,829,933	\$2,014,690	\$2,200,846
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Year	Accumulated Amortization		
	2036	2037	2038
Factored ERCs			
Annual CIAC - Plant	\$ 940,974	\$ 1,106,135	\$ 1,280,820
Annual CIAC - T&D	\$ 86,997	\$ 102,266	\$ 118,417
Annual CIAC - Svc Install	\$ 67,757	\$ 79,650	\$ 92,229
TOTAL	\$1,095,728	\$1,288,052	\$1,491,465

Depreciation Expense												
Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
331 T & D	\$ 4,893	\$ 9,786	\$ 9,786	\$ 9,786	\$ 18,421	\$ 27,056	\$ 27,056	\$ 27,056	\$ 34,699	\$ 42,341	\$ 42,341	\$ 42,341
333 Services	\$ 223	\$ 858	\$ 1,692	\$ 2,547	\$ 3,423	\$ 4,448	\$ 5,624	\$ 6,829	\$ 8,065	\$ 9,332	\$ 10,630	\$ 11,961
334 Meters	\$ 92	\$ 353	\$ 697	\$ 1,049	\$ 1,410	\$ 1,831	\$ 2,316	\$ 2,812	\$ 3,321	\$ 3,843	\$ 4,377	\$ 4,925
335 Hydrants	\$ 94	\$ 188	\$ 237	\$ 286	\$ 596	\$ 907	\$ 907	\$ 907	\$ 1,250	\$ 1,592	\$ 1,592	\$ 1,592

WTP												
304 Structures	\$ 27,777	\$ 55,553	\$ 59,535	\$ 63,517	\$ 69,014	\$ 74,511	\$ 74,511	\$ 74,511	\$ 78,995	\$ 83,479	\$ 83,479	\$ 83,479
307 Wells	\$ 694	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389
309 Supply Mains	\$ 59	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117
310 Generator	\$ 2,757	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515	\$ 5,515
311 Irrigation Pumping	\$ 1,287	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574	\$ 2,574
320 Wtr Treatment Equip	\$ 13,235	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471	\$ 26,471

Total Organization Cost	\$ 247	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494	\$ 494
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TOTAL	\$51,358	\$103,297	\$108,506	\$113,743	\$129,423	\$145,311	\$146,971	\$148,674	\$162,888	\$177,145	\$178,978	\$180,857
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Amortization Expense												
Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual CIAC - Plant	\$ 2,976	\$ 11,308	\$ 22,022	\$ 32,735	\$ 43,448	\$ 55,649	\$ 69,338	\$ 83,027	\$ 96,716	\$ 110,405	\$ 124,094	\$ 137,783
Annual CIAC - T&D	\$ 275	\$ 1,046	\$ 2,036	\$ 3,026	\$ 4,017	\$ 5,145	\$ 6,411	\$ 7,676	\$ 8,942	\$ 10,207	\$ 11,473	\$ 12,739
Annual CIAC - Svc Install	\$ 214	\$ 814	\$ 1,586	\$ 2,357	\$ 3,129	\$ 4,007	\$ 4,993	\$ 5,979	\$ 6,964	\$ 7,950	\$ 8,936	\$ 9,921
	\$3,465	\$13,168	\$25,643	\$38,118	\$50,593	\$64,801	\$80,741	\$96,682	\$112,622	\$128,563	\$144,503	\$160,443

Depreciation Expense			
Type	2036	2037	2038
331 T & D	\$ 42,341	\$ 42,341	\$ 42,341
333 Services	\$ 13,325	\$ 14,723	\$ 15,715
334 Meters	\$ 5,487	\$ 6,063	\$ 6,471
335 Hydrants	\$ 1,592	\$ 1,592	\$ 1,592

WTP			
304 Structures	\$ 83,479	\$ 83,479	\$ 83,479
307 Wells	\$ 1,389	\$ 1,389	\$ 1,389
309 Supply Mains	\$ 117	\$ 117	\$ 117
310 Generator	\$ 5,515	\$ 5,515	\$ 5,515
311 Irrigation Pumping	\$ 2,574	\$ 2,574	\$ 2,574
320 Wtr Treatment Equip	\$ 26,471	\$ 26,471	\$ 26,471

Total Organization Cost	\$ 494	\$ 494	\$ 494
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TOTAL	\$182,783	\$184,757	\$186,156
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Amortization Expense			
Type	2036	2037	2038
Annual CIAC - Plant	\$ 151,472	\$ 165,161	\$ 174,684
Annual CIAC - T&D	\$ 14,004	\$ 15,270	\$ 16,150
Annual CIAC - Svc Install	\$ 10,907	\$ 11,893	\$ 12,579
	\$165,477	\$192,324	\$203,413

Riverdale Utility Holding, Inc.
 Initial Rates and Charges
 Projected Net Operating Income at 80% Capacity
 Projected 12/31/2035

Line No.	Projected Costs	Additional Revenues and RAFs	2035 Required Revenues
1	Water		
2	Operating Revenue	\$ 392,780	\$ 392,780
3			
4	Operating Expenses		
5	Operation & Maintenance Expenses	\$ 182,503	\$ 182,503
6	Depreciation net of CIAC Amortization	(8,061)	(8,061)
7	Amortization	494	494
8	Taxes Other Than Income	22,131	\$ 39,806
9	Total Operating Expenses	\$ 17,675	\$ 214,742
10			
11	Net Operating Income (Loss)	\$ 375,105	\$ 178,038
12			
13	Rate Base		\$ 2,109,454
14			
15	Rate of Return		8.44%
16			
17			
18			

Riverdale Utility Holding, Inc.
Initial Rates and Charges
Calculation of Rates for Water Utility based on projections at 80% Design Capacity
31-Dec-35

Line No.	NARUC Acct. No.	Description	2039	Allocation Percentage		Allocation Amount	
			Total Revenue Requirement	Base Facility Charge	Gallorage Charge	Base Facility Charge	Gallorage Charge
1		Operations & Maintenance Expenses					
2	601	Salaries and Wages - Employees	104,443	40%	60%	41,777	62,666
3	603	Salaries and Wages - Other					
4	604	Employees Pensions and Benefits					
5	610	Purchased Water					
6	615	Purchased Power	8,154	40%	60%	3,262	4,892
7	616	Fuel for Power Production					
8	618	Chemicals	10,804	40%	60%	4,322	6,482
9	620	Materials and Supplies	14,077	40%	60%	5,631	8,446
10	630	Contract Service	18,894	40%	60%	7,558	11,336
11	630	Contract Service - Engineering	-	40%	60%	-	-
12	630	Contract Service - Accounting	6,429	40%	60%	2,572	3,857
13	640	Rents					
14	650	Transportation Expense					
15	655	Insurance Expense	9,841	40%	60%	3,936	5,905
16	665	Regulatory Commission Expense					
17	670	Bad Debt Expense					
18	675	Miscellaneous Expense	9,861	40%	60%	3,944	5,917
19		Total Operations & Maintenance Expenses	<u>\$ 182,503</u>			<u>\$ 73,002</u>	<u>\$ 109,501</u>
20							
21	403	Depreciation - Net of CIAC Amortization	(8,061)	40%	60%	(3,225)	(4,837)
22							
23	407	Amortization Expense - Org Cost	494	40%	60%	198	296
24							
25	408	Taxes Other Than Income	39,806	40%	60%	15,923	23,884
26							
27		Net Operating Income	<u>178,038</u>	40%	60%	<u>71,215</u>	<u>106,823</u>
28							
29		Less: Revenues from Miscellaneous Charges	<u>(1,059)</u>	40%	60%	<u>(424)</u>	<u>(635)</u>
30							
31		Total Revenue Requirement from Rates	<u>\$ 391,721</u>			<u>\$ 156,689</u>	<u>\$ 235,032</u>
32							
33		Factored Bills (Monthly factored bills X 12)				2,861	
34		Annual Billable Gallons					27,193
35							
36		Base Facility Charge				<u>\$ 54.77</u>	
37							
38		Gallorage Charge (per 1,000)					
39		Residential under 7000 gls	18,273				<u>\$ 10.38</u>
40		Residential over 7000 gls	3,481				<u>\$ 12.98</u>
41		General Service	0				<u>\$ 10.80</u>

Line No.	Description	80%	100%
44	Monthly factored bills		
45			
46	5/8" (Res)	1 238	238
47	5/8" (Comm)	1 0	0
48	3/4"	1.5 0	0
49	1"	2.5 0	0
50	1-1/2" Turbine	5 0	0
51	2" Turbine	8 0	0
52	3" Turbine	17.5 0	0
53			
54		238	238
55			
56	Annual billable gallons		
57			
58	Residential Gallons (250 gpd)	21,754	238
59	Under 7,000 gls (84%)	18,273	22,842
60	Over 7,000 gls (16%)	3,481	4,351
61	General Service Gallons (1000 gpd)	0	0
62		21,754	238

EXHIBIT X

PROOF OF NOTICING WILL BE LATE FILED