

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Certificates to provide
Water and Wastewater service by North Lake
County Water & Sewer Company LLC in Lake
County Florida

Docket No.:

**APPLICATION OF NORTH LAKE COUNTY WATER & SEWER COMPANY LLC
FOR ORIGINAL WATER AND WASTEWATER CERTIFICATES AND APPROVAL
OF INITIAL RATES AND CHARGES IN LAKE COUNTY**

North Lake County Water & Sewer Company LLC (the “Utility”), by and through its undersigned attorneys and pursuant to Section 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code (“F.A.C.”), hereby applies for original certificates to operate a water and wastewater system in Lake County, Florida, and for approval of initial rates, and charges. In support of its Application, the Utility submits the following information:

PART I: APPLICANT INFORMATION

A. The full name, mailing address, telephone number and Federal Employer Identification

Number of the Utility are:

North Lake Water & Sewer Company LLC
8615 Commodity Cir., Suite 17
Orlando, FL 32819
FEI No. 86-3014998

B. The names, addresses, and phone numbers of the persons to contact concerning this

Application are:

Martin S. Friedman
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
420 South Orange Ave.
Suite 700
Orlando, Florida 32801
mfriedman@deanmead.com
Direct: 407-310-2077

C. The Utility is a Florida limited liability company authorized to transact business in Florida on April 2, 2021, Document No. L21000154016. See **Exhibit “I-C”**, attached.

D. The names, addresses and percentage ownership of each person that owns more than a five percent (5%) membership interest in the Utility are as follows:

<u>Name</u>	<u>%</u>
<u>Ownership</u>	
Sen Zhang 5410 Osprey Isle, Orlando, FL 32819 50%	
Guan Rui Property Holdings LLC 16192 Coastal Highway, Lewes, DE 19958 24.5%	
Yang Huang Property Holdings LLC 159 E. Huntington Dr., Ste. 10, Arcadia, CA 91006 25.5%	

E. For Internal Revenue Code taxation purposes the Utility is a flow-through entity which does not pay taxes at the entity level.

F. The Application is for both water and wastewater certificates.

PART II: NEED FOR SERVICE

A. The property to be served by the Utility is a subdivision being developed as The Falls at Drake’s Point (“Subdivision”) by a party related to the Utility. Thus, there are no formal requests for service. The site plan is attached as **Exhibit “II-A”**.

B. The Utility will serve 535 single family residential customers with 5/8’ x 3/4’ water meters, and general service connections consisting of a main clubhouse,

guardhouse, and a marina building, all of which will receive both water and wastewater service.

C. To the best of the Utility's knowledge, the provision of the water and wastewater services are or will be consistent with the water and wastewater sections of the Lake County local comprehensive plan. The proposed service area's current land use designation is Planned Unit Development. See attached **Exhibit "II-C"**.

D. The proposed service area includes conservation lands and environmentally sensitive areas. Any impacts to these lands or areas, if proposed, will comply with applicable regulatory requirements, and have been addressed.

PART III: SYSTEM INFORMATION

A. A description of the type and capacities of the water treatment plant, wastewater treatment is attached hereto as **Exhibit "III-A"**.

B. The following is a description of the capacity of the wastewater treatment facility and method of effluent disposal.

The proposed capacity of the wastewater collection system will be designed and constructed to convey the maximum daily flow and the peak hour flow. This will be adequate to provide collection and treatment for the entire service area at build-out, which will have an annual average daily flow of 0.142 MGD. The WWTP will utilize Sequencing Batch Reactor Process with Class 1 component reliability. Effluent disposal via Dual Rapid infiltration Basins.

C. The Utility currently has no Florida Department of Environmental Protection wastewater operating permit since pursuant to Section 367.031, Florida Statutes, certificates from this Commission is a prerequisite to obtaining such permits. There is currently no Consumptive Use Permit for potable water use for the same reason, although there is a well for citrus/agricultural purposes.

D. Documentation of the Utility’s ownership of the land upon which the utility treatment facilities are located is attached as **Exhibit “III-D”**.

E. The Utility will begin serving customers in the first quarter of 2025.

PART IV: FINANCIAL AND TECHNICAL INFORMATION

A. The Utility has the financial and technical ability to provide reasonably sufficient and efficient service. The Utility is an affiliated party of the Developer of the proposed service area and, as such, the Developer has provided the necessary start-up funding as well as funds sufficient to cover operational shortfalls during the Utility’s initial years of operation. Attached as **Exhibit “IV-A”** is the operating statement and balance sheet. In addition, the Utility has retained the following professionals with regard to the engineering, design, permitting, construction, operation and regulation of its water and wastewater systems.

Wicks Engineering – Water & Sewer Engineers
General Utilities Corporation – Operations
RCM Utilities, LLC – Meter Reading & Billing
Milian, Swain & Associates, Inc. – Regulatory Financial
Dean Mead – Regulatory Legal

B. Applicant’s rates for water and wastewater services have been structured to generate reasonable levels of revenue sufficient for it to achieve and sustain financial viability.

PART V: ACCOUNTING AND RATE INFORMATION

A report prepared by Milian, Swain & Associates, Inc. setting forth the required financial information for setting rates and charges is attached as **Exhibit “V”**.

A. Schedule 1 describes the projected rate base at 80% and 100% of design capacity including accumulated depreciation, projected CIAC and associated amortization, and working capital allowance.

B. Schedules 1A and 1B show projected utility plant in service by NARUC accounts and related accumulated depreciation as of December 31, 2030 (at 100% of design capacity).

C. Schedule 2, page 4, is the pro forma balance sheet projected as of December 31, 2030 (100% of capacity).

D. Schedules 3A and 3B, provide the projected annual operating expenses by NARUC accounts at 80% of design capacity, projected at December 31, 2029.

E. Schedules 4A & 4B, describe the Utility's proposed service availability charges were developed.

F. Schedule 6 miscellaneous service charges .

G. Schedule 7 shows and proof of revenues and supporting schedules show how the proposed rates were developed.

H. Schedule 8 shows the projected capital structure of the utility when the Utility reaches 80% capacity.

I. The supporting schedules are on pages 13-21.

PART VI: TERRITORY DESCRIPTION AND MAPS

A. TERRITORY DESCRIPTION

An accurate description of the water and wastewater utility service territory, using township, range and section references as specified in rule 25-30.030(2), F.A.C., is attached hereto as **Exhibit "VI-A"**.

B. TERRITORY MAPS

One copy of a map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed water and wastewater utility territory is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning is attached hereto as **Exhibit "VI-B"**.

C. SYSTEM MAPS

One copy of separate detailed map(s) showing proposed water and wastewater lines, facilities and the territory proposed are attached hereto as **Exhibit "VI-C"**.

PART VII: NOTICE OF APPLICATION

A. Pursuant to Rule 25-30.030(4) F.A.C, a proposed Notice for Commission Staff approval is attached hereto as **Exhibit "VII"**. An affidavit that the notice of Application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, F.A.C., by regular mail to the following will be late-filed as **Exhibit "VII-A"**:

1. the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
2. the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or the territory proposed to be served is located;
3. if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
4. the regional planning council;
5. the Office of Public Counsel;
6. the Public Service Commission's Director of the Division of the Commission Clerk and Administrative Services;

7. the appropriate regional office of the Department of Environmental Protection; and
8. the appropriate water management district.

B. An affidavit that the notice of actual Application was given in accordance with rule 25-30.030, F.A.C., by regular mail or personal delivery to each property owner in the proposed service area will be late-filed as **Exhibit “VI-B”**.

C. An affidavit that the notice of actual Application was published once in a newspaper of general circulation in the territory in accordance with rule 25-30.030, F.A.C. will be late-filed as **Exhibit “VI-C”**.

PART VIII: FILING FEE

The water system’s proposed capacity will serve from 501 to 2,000 equivalent residential connections (“ERCs”), and the wastewater system’s proposed capacity will serve from 501 to 2,000 ERCs; thus, the appropriate filing fee is \$3,000 (\$1,500 for the water system and \$1,500 for the wastewater system). A check for the filing fee in the amount of \$3,000 is being delivered by overnight delivery to the Commission Clerk on the date of this filing.

PART IX: TARIFFS

The water and wastewater tariffs containing all rates, classifications, charges, standard agreements, rules and regulations are attached hereto as **Composite Exhibit “IX”**.

WHEREFORE, the Utility respectfully requests that the Commission grant:

- (a) the original water and wastewater certificates to the Utility as requested herein;

- (b) approval of the Utility's initial rates, charges, standard service agreements and other tariff provisions as requested herein; and
- (c) such other relief as is fair, just and equitable.

Respectfully submitted this 23rd day of January,
2024.

Dean Mead
420 S. Orange Ave., Suite 700
Orlando, FL 32801
Telephone: (407) 310-2077
Fax: (407) 423-1831
mfriedman@deanmead.com

/s/Martin S. Friedman
MARTIN S. FRIEDMAN



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NORTH LAKE COUNTY WATER & SEWER COMPANY LLC

Filing Information

Document Number L21000154016
FEI/EIN Number 86-3014998
Date Filed 04/02/2021
State FL
Status ACTIVE

Principal Address

8615 COMMODITY CIRCLE
STE 17
ORLANDO, FL 32819

Mailing Address

8615 COMMODITY CIRCLE
STE 17
ORLANDO, FL 32819

Registered Agent Name & Address

ZHANG, SEN
8615 COMMODITY CIR
STE 17
ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGR

ZHANG, SEN
8615 COMMODITY CIR, STE 17
ORLANDO, FL 32819

Annual Reports

Report Year	Filed Date
2022	04/21/2022
2023	01/26/2023

Document Images

[01/26/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/21/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/02/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

ORDINANCE 2022 – 49
FLU-21-05-3
Drake Pointe PUD

1
2
3
4 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;
5 AMENDING THE FUTURE LAND USE MAP FROM RURAL TRANSITION TO PLANNED UNIT
6 DEVELOPMENT FUTURE LAND USE CATEGORY FOR A 293.810 ACRE PROPERTY LOCATED
7 NORTHEAST OF COUNTY ROAD 48 AND ALONG LAKE HARRIS, IN THE HOWEY-IN-THE-HILLS
8 AREA, AS DESCRIBED IN THIS ORDINANCE; AMENDING COMPREHENSIVE PLAN POLICY I-
9 7.14.4 ENTITLED 'PLANNED UNIT DEVELOPMENT LAND USE CATEGORY' TO INCLUDE THE
10 DRAKE POINTE PLANNED UNIT DEVELOPMENT AND ASSOCIATED DEVELOPMENT PROGRAM
11 WHICH WILL ALLOW FOR THE DEVELOPMENT OF 535 DWELLING UNITS AND ASSOCIATED
12 AMENITIES; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA
13 STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

14 WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal
15 planning, and land development regulation in the State of Florida; and

16 WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
17 Commissioners of Lake County to "[p]repare and enforce comprehensive plans for the development of the
18 county"; and

19 WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the
20 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030
21 Comprehensive Plan; and

22 WHEREAS, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,
23 now known as the Community Planning and Development Division of the Florida Department of Economic
24 Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In
25 Compliance" with Chapter 163, Florida Statutes; and

26 WHEREAS, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
27 became effective and designated the property as part of the Rural Transition Future Land Use Category; and

28 WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of
29 Comprehensive Plan Amendments; and

30 WHEREAS, on the 1st day of June 2022, this Ordinance was heard at a public hearing before the
31 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

32 WHEREAS, on the 5th day of July 2022, this Ordinance was heard at a public hearing before the
33 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other
34 reviewing agencies; and

35 WHEREAS, on the 1st day of November 2022, this Ordinance was heard at a public hearing before
36 the Lake County Board of County Commissioners for adoption; and

37 WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt
38 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

39 NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County,
40 Florida, that:

Section 1. Comprehensive Plan Future Land Use Map Amendment. The 2030 Comprehensive Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property, described in Exhibit “A” attached and incorporated in this Ordinance, from Rural Transition to Planned Unit Development Future Land Use Category.

Section 2. Comprehensive Plan Text Amendment. The Lake County 2030 Comprehensive Plan, Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category,’ shall be amended to read as follows:

Policy I-7.14.4 Planned Unit Development Land Use Category

The following land use table details the development program, including the maximum densities and intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020 - 65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021 – 38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021 - 40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022 - 29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022 - 32
<u>FLU-21-05-3</u>	<u>Drake Pointe</u>	<u>Rural Transition</u>	<u>Residential [535 dwelling units and 46% open space] with associated amenities</u>	<u>2022- XX</u>

Section 3. Advertisement. This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida Statutes.

Section 4. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or

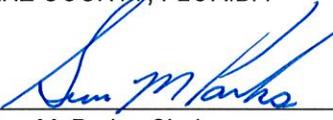
1 circumstances.

2 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
3 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
4 amendment package is complete. If timely challenged, this amendment shall become effective on the date
5 the state land planning agency or the Administration Commission enters a final order determining this
6 adopted amendment to be in compliance. No development orders, development permits, or land uses
7 dependent on this amendment may be issued or commence before it has become effective. If a final order
8 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
9 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
10 the state land planning agency.

11 ENACTED this 1st day of November, 2022.

12 FILED with the Secretary of State November 2nd, 2022.

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17 BOARD OF COUNTY COMMISSIONERS
18 LAKE COUNTY, FLORIDA

19
20
21 
22 _____
23 Sean M. Parks, Chairman

24 ATTEST:

25
26 
27 _____
28 Gary J. Cooney, Clerk
29 Board of County Commissioners of
30 Lake County, Florida



31
32 Approved as to form and legality:

33
34 
35 _____
36 Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

PROPERTY ALTERNATE KEY NUMBERS:

1226155, 3450221, 1242371, 3815464, 1371961, 3827817, 1517389, 3855902, 1535972, 3878118, 1673801, 1792304, 1792312, 3827816, 2923989, 2923962, 1792291, 3016050, 2704381, 1803411, 1803403

A PARCEL OF LAND LYING IN SECTION 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT NORTH QUARTER CORNER OF SAID SECTION 22 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°14'57" WEST ALONG THE SOUTH LINE OF THAT CERTAIN QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 5263, PAGE 681, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 670.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48; THENCE RUN THE FOLLOWING 4 COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 23°24'43" WEST, 11531.02 FEET; THENCE RUN SOUTH 66°37'55" WEST, 16.97 FEET; THENCE RUN NORTH 20°18'28" WEST, 226.54 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 48, RUN THE FOLLOWING 3 COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF LIME AVENUE: NORTH 20°34'23" WEST, 201.94 FEET; THENCE RUN NORTH 20°00'00" WEST, 317.00 FEET; THENCE RUN NORTH 19°50'21" WEST, 405.58 FEET TO THE NORTH LINE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4470, PAGE 2292 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 69°59'13" EAST, ALONG SAID NORTH LINE, 210.05 FEET TO THE EAST LINE OF SAID QUIT CLAIM DEED; THENCE RUN SOUTH 19°51'32" EAST, ALONG SAID EAST LINE, 406.34 FEET TO THE SOUTHWEST CORNER OF LOT 3, A.J. PHARES YALAHA SUBDIVISION AS REFERENCED ON THE MAP OF DRAKE POINT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 19 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 70°07'30" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 622.19 FEET TO THE WEST LINE OF THE CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4452, PAGE 673 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 02°08'18" EAST, ALONG SAID WEST LINE, 961.62 FEET TO A POINT ON THE 62.5 FOOT CONTOUR LINE, BEING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION "SAFE UPLAND" LINE OF THE WATERS OF LAKE HARRIS, THENCE RUN ALONG SAID "SAFE UPLAND" LINE CONTOUR BEING APPROXIMATED BY THE FOLLOWING COURSES: SOUTH 48°13'31" EAST, 171.61 FEET, SOUTH 30°28'21" EAST, 198.50 FEET, SOUTH 89°28'36" EAST, 214.54 FEET, SOUTH 75°33'09" EAST, 163.02 FEET, SOUTH 64°37'20" EAST, 195.83 FEET, SOUTH 81°24'01" EAST, 185.82 FEET, SOUTH 83°21'55" EAST, 150.78 FEET, NORTH 82°35'47" EAST, 145.75 FEET, NORTH 88°37'02" EAST, 289.27 FEET, NORTH 82°48'31" EAST, 99.43 FEET, SOUTH 72°51'05" EAST, 124.28 FEET, SOUTH 49°04'35" EAST, 589.31 FEET, SOUTH 68°28'09" EAST, 696.95 FEET, SOUTH 83°52'42" EAST, 390.31 FEET, NORTH 79°30'03" EAST, 312.29 FEET, SOUTH 77°09'39" EAST, 405.31 FEET, SOUTH 64°24'04" EAST, 290.41, SOUTH 18°43'07" EAST, 72.17 FEET, SOUTH 32°23'54" WEST, 158.54 FEET, SOUTH 47°59'25" WEST, 306.08 FEET, SOUTH 34°28'28" WEST, 160.69 FEET, SOUTH 22°19'42" WEST, 170.42 FEET, SOUTH 02°47'59" EAST, 173.67 FEET, SOUTH 24°39'51" WEST, 379.39 FEET, SOUTH 20°53'09" WEST, 129.67 FEET, SOUTH 10°47'41" WEST, 262.36 FEET, SOUTH 04°51'48" WEST, 356.75 FEET, SOUTH 06°43'37" WEST, 125.96 FEET, POINT BEING 100.00 FEET EASTERLY OF THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN NORTH 89°32'11" WEST, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID SECTION

1 22; THENCE RUN NORTH 89°32'11" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER
2 OF SAID SECTION 22, A DISTANCE OF, 1350.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN
3 SOUTH 40°37'42" WEST, 872.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE
4 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN
5 NORTH 89°23'03" WEST, ALONG SAID SOUTH LINE, 73.32 FEET TO THE NORTHEAST CORNER OF
6 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
7 SAID SECTION 22; THENCE RUN SOUTH 01°02'44" WEST, THE EAST LINE OF THE SOUTHWEST
8 QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A
9 DISTANCE OF 666.91 FEET TO THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF THE
10 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN
11 NORTH 89°13'56" WEST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST
12 QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 47.47 FEET TO
13 THE CENTERLINE OF A DITCH, THENCE RUN THE FOLLOWING 7 COURSES ALONG THE
14 CENTERLINE OF SAID DITCH: SOUTH 31°25'16" WEST, 1.75 FEET, SOUTH 62°36'34", 98.66', SOUTH
15 34°07'05" WEST, 113.15 FEET, SOUTH 67°31'03" WEST, 41.43 FEET, SOUTH 72°42'59" WEST, 159.42,
16 SOUTH 65°14'08" WEST, 143.37 FEET, SOUTH 76°24'55" WEST, 72.29 FEET TO A POINT ON THE
17 AFORESAID EAST RIGHT-OF-WAY OF COUNTY ROAD 48, SAID POINT IS LYING ON A NON-TANGENT
18 CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-
19 TANGENT CURVE HAVING A RADIUS OF 5679.57 FEET, A CENTRAL ANGLE OF 03°34'40", AN ARC
20 LENGTH OF 354.66 FEET, A CHORD LENGTH OF 354.60 FEET, AND A CHORD BEARING OF
21 NORTH 24°58'35" WEST TO A POINT; THENCE RUN NORTH 23°24'43" WEST, NON-TANGENT TO
22 SAID CURVE, 677.51 FEET TO THE NORTH LINE OF TRACT "E", A REPLAT OF DRAKE POINT PARK,
23 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 63A AND 63B OF
24 SAID PUBLIC RECORDS THENCE RUN SOUTH 89°52'25" EAST, ALONG SAID NORTH LINE, 360.53
25 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01°07'49" EAST, 49.93 FEET TO THE
26 SOUTH LINE OF TRACT "D", A REPLAT OF DRAKE POINT PARK, ACCORDING TO THE PLAT THEREOF
27 AS RECORDED IN PLAT BOOK 10, PAGES 63A AND 63B OF THE PUBLIC RECORDS; THENCE RUN
28 NORTH 89°51'45" WEST ALONG THE SOUTH LINE OF SAID TRACT "D", 383.19 FEET TO THE
29 AFORESAID EAST RIGHT-OF-WAY OF COUNTY ROAD 48; THENCE RUN NORTH 23°24'43" WEST,
30 691.61 FEET TO THE POINT OF BEGINNING.

31
32 THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 293.810
33 ACRES MORE OR LESS.



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 2, 2022

Honorable Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Gary Cooney,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lake County Ordinance No. 2022-49, which was filed in this office on November 2, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra

PROPOSED PROJECT POTABLE WATER SUPPLY

The Drake Point project will require two (2) potable supply wells. The proposed location of these wells is near the center of the project and on one of the higher elevations on the site.

The proposed development of Drake Point will consist of 535 residential lots which equates to 535 ERCs. The additional facilities, clubhouse, etc., will also include some potable water demand. These are estimated at 12 ERCs, bringing the total to 547 ERCs. Based on an anticipated flow of 300 gpd per ERC the average daily flow for the project calculates at 154,500 gallons. Adding in a fire flow of 500 gpm for a one-hour period, the total flow would then be 184,500 +/- gallons for peak demand.

The design flow for the new wells will need to provide for the maximum hourly flow and will need to be rated between 500 and 600 gallons per minute. The actual sizing of the well/pump system will depend on the desired run time of each well/pump. At 600 gpm each well will run approximately 2.15 hours per day; at 500 gpm each will run 2.6 hours per day.

For this demand, the new wells will be 8" diameter, as a minimum, with 10" as a more likely design criterion, (One of the current irrigation wells may be able to be converted to a potable well and used as a standby or supplemental well. Further testing of this well is needed for both quality and quantity criteria before a decision can be made.)

PROPOSED WATER TREATMENT SYSTEM

As noted earlier, the average CUP daily flow for the project is approximately 154,500 gallons. With fire protection included, this will increase to approximately 184,500 gallons.

For a system this size and serving the number of connections, a complete system with standby power and redundant equipment is needed. A general summary of the required facilities is proposed as follows:

Ground Storage Tanks

The system will require two ground storage tanks each with a capacity of 100,000. These tanks will be approximately 40' in diameter and 15' in height. Dual tanks are required to maintain the system in operation during cleaning and/or maintenance of one of the tanks.

Pumps

To maintain the system in continued use, a pair of high service pumps will be necessary. These pumps will be equipped with Variable Frequency Drives and operate within the range of 300 to 500 gallons per minute as determined by pressure sensor located on the distribution line leaving the plant.

The treatment system will also require a set of small jockey pumps to maintain a minimum system pressure and keep the high services pump from running when the demand is very small. These pumps will be direct drive and operate for short duration to keep system pressure at a minimum.

The system will also require a fire pump to feed demand during a fire or extreme demand situations. This pump should be a direct drive pump rated somewhere between 750 and 1,000 gallons per minute.

Pump Building and Electrical

The pump location and electrical controls will be housed in a metal building that can also be used as office space and storage. It is anticipated that the building will be 40'x40' +/- and a portion of which will be air conditioned to keep the electrical panels from excessive heat buildup. Other options for the building could be block, wood or concrete panels, however, metal building seems to be the most flexible and least expensive.

Chlorination System

At this point, it appears that the treatment of the water will only require chlorination. This will be accomplished with liquid chlorine injection at each well. The detention time in the piping and storage tanks should be adequate to achieve the required treatment.

The system will also have a post chlorination system included. This will include a chlorine analyzer and injection point prior to the treated water leaving the plant site and connecting to the distribution system. The chlorine analyzer will relay data to a metered and proportional pump that will inject chlorine in the treated water, if necessary, to achieve the desired residuals.

INSTRUMENT #2021089842
OR BK 5741 PG 201 - 202 (2 PGS)
DATE: 6/30/2021 10:15:18 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$18.50 DEED DOC \$3850.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Patricia R. Mueller, Esq.
PATRICIA R. MUELLER, P.A.
3900 Lake Center Drive, Suite A-5
Mount Dora, Florida 32757
Our File No.: 21-17

Property Appraisers Parcel Identification (Folio) Number: 1620250300-000-01000

Florida Documentary Stamps in the amount of \$3,850.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of June, 2021 by Larry Mott and Gwendolyn D. Mott, his wife, whose post office address is 8700 E. Treasure Island Avenue, Leesburg, FL 34788 herein called the Grantors, to North Lake County Water & Sewer Company LLC, a Florida limited liability company whose post office address is 8615 Commodity Circle, Ste 17, Orlando, FL 32819, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in LAKE County, State of Florida, viz.:

Lots 17 and 18, and that part of Lots 10 through 14, lying South of Right of way of State Road 48, and that portion of a certain unnamed right of way, South of State Road No. 48 between Lots 13, 14, 17 and 18, Hutchinson's Addition to Yalaha, in Sections 15 and 16, Township 20, South, Range 25 East, Less that part of the West 25 feet of said lot 13 lying South of the Right of way of State Highway 48, and the West 25 feet of the North 103 feet of said Lot 18.

That portion of a certain unnamed right of way lying South of Lots 10 and 11, and North of Lots 14 and 15, Hutchinson's Addition to Yalaha, according to the plat thereof, in Sections 15 and 16, Township 20 South, Range 25 East, lying Easterly of Southeasterly right of way line of State Road No. 48.

Except the South 1/2 of the said right of way lying North of Lot 15.

The North 1/2 of Lot 16, Less the North 105 feet of the East 145 feet thereof, in Hutchinson's Addition to Yalaha, according to the plat thereof, in Sections 15 and 16, Township 20 South, Range 25 East, Lake County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Pamela S. Cord

Witness #1 Signature

Pamela S. Cord

Witness #1 Printed Name

Patricia R Mueller

Witness #2 Signature

Patricia R Mueller

Witness #2 Printed Name

Larry Mott

Larry Mott

Gwendolyn D. Mott

Gwendolyn D. Mott

State of Florida
County of LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2021, by Larry Mott and Gwendolyn D. Mott who are personally known to me or have produced _____ as identification and did did not take an oath.

SEAL

Patricia R Mueller

Notary Public

My commission expires:

Printed Notary Name



Prepared by and return to:

Collin W. L. McLeod
Attorney at Law
Divine & Estes, P.A.
636 West Yale Street
Orlando, FL 32804
407-426-9500
File Number: 3653-1

Special Warranty Deed

This Special Warranty Deed made this 15th day of May, 2023 between **Robert Harmon and Betty Harmon, husband and wife**, whose post office address is **5123 Puritan CR, Tampa, FL 33617**, grantor, and **North Lake County Water & Sewer Company LLC, a Florida limited liability company**, whose post office address is **8615 Commodity Circle Suite 17, Orlando, FL 32819**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida**, to-wit:

BEG AT INTERSECTION OF S'LY R/W OF SR 48 & W LINE OF SEC 15-20-25, LAKE COUNTY, FLORIDA, RUN NE'LY & E'LY ALONG SAID S'LY R/W TO THE W'LY R/W LINE OF ORANGE AVE, AS PLATTED IN SUMTER COUNTY PLAT OF YALAHA, THEN RUN SE'LY ALONG SAID W'LY R/W OF ORANGE AVE TO THE N'LY R/W LINE OF GUAVA ST, AS PLATTED IN SUMTER COUNTY PLAT OF YALAHA, THENCE RUN SW ALONG SAID N'LY R/W LINE OF GUAVA ST TO W LINE OF SEC, RUN N'LY ALONG SAID W SEC LINE TO POB.

Parcel Identification Number: 15-20-25-0003-000-00700

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Ruth Fernandez

[Signature] (Seal)
Robert Harmon

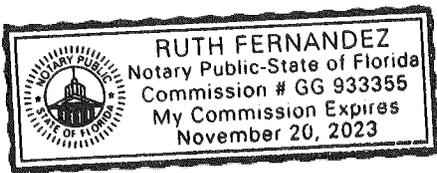
[Signature]
Witness Name: Tiffany Abale

[Signature] (Seal)
Betty Harmon

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2023 by Robert Harmon and Betty Harmon, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Ruth Fernandez

My Commission Expires: 11/20/23

EXHIBIT "A"
EXCEPTIONS

1. The lien of all taxes or special assessments for the year **2023** and thereafter, which are not yet due and payable.
2. All matters contained on the Plat of MAP OF YALHALA, as recorded in Plat Book 1, Page 4, Public Records of Sumter County, now Lake County, Florida, as affected by Resolution vacating street and lots recorded in O.R. Book 1820, Page 942, Public Records of Lake County, Florida.
3. Private easement rights of other owners of the subdivision known as MAP OF YALHALA, as recorded in Plat Book 1, Page 4, Public Records of Sumter County, now Lake County, Florida, as affected by Resolution vacating street and lots recorded in O.R. Book 1820, Page 942, to the use of the vacated street.

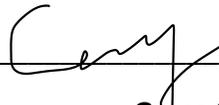
Exhibit IV-A



NORTH LAKE COUNTY WATER & SEWER COMPANY LLC

Financial statements

For the period 11/1/2022-10/31/2023

Prepared by:  _____
Grace Song, CPA

Robinson & Associates Group

100 Church Street, New York, NY 10007

Gracesong@robinsoncpas.com

1:07 PM

NORTH LAKE COUNTY WATER & SEWER COMPANY LLC

11/21/23

Profit & Loss

Accrual Basis

November 2022 through October 2023

	<u>Nov '22 - Oct 23</u>
Ordinary Income/Expense	
Expense	
Business Licenses and Permits	139.00
Total Expense	139.00
Net Ordinary Income	-139.00
Net Income	<u><u>-139.00</u></u>

NORTH LAKE COUNTY WATER & SEWER COMPANY LLC

Balance Sheet

As of October 31, 2023

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking account	150,324.00
Total Checking/Savings	<u>150,324.00</u>
Total Current Assets	150,324.00
Fixed Assets	
Fixed Assets	851,676.00
Total Fixed Assets	<u>851,676.00</u>
TOTAL ASSETS	<u>1,002,000.00</u>
LIABILITIES & EQUITY	
Equity	
Paid in capital	1,002,139.00
Net Income	<u>-139.00</u>
Total Equity	<u>1,002,000.00</u>
TOTAL LIABILITIES & EQUITY	<u>1,002,000.00</u>

Exhibit V

North Lake County Water & Sewer Company LLC

Application for Original Certificate

Accounting Information

Docket No.

January 2024

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Docket No.:

Index

Schedule No.	Description	Page No.
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1B	Pro Forma Wastewater Plant (NARUC Accounts 351-398)	3
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3A	Pro Forma Expense for Water System When Plants are Operating at 80% of Design Capacity	5
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5	Cost Justification for Meter Installation Fees	9
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North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Projected Rate Base at 100% and 80% of Designed Capacity

Line No	Description	12/31/2030 100%	12/31/2029 80%	Referenced Schedule No.
1	Water Rate Base			
2				
3	Utility Plant in Service	\$ 7,022,287	\$ 7,022,287	1 A
4	Accumulated Depreciation	(1,069,024)	(874,656)	1 A Support
5	Contributions in Aid of Construction	(3,611,203)	(3,431,203)	1 A Support
6	Accumulated Amortization of CIAC	436,982	343,815	1 A Support
7	Working Capital Allowance (1/8 O&M)	23,330	7,368	
8	Water Rate Base	<u>\$ 2,802,372</u>	<u>\$ 3,067,612</u>	
9				
10				
11				
12	Wastewater Rate Base			
13				
14	Utility Plant in Service	\$ 7,195,776	\$ 7,195,776	1 B
15	Accumulated Depreciation	(1,290,865)	(1,056,162)	1 B Support
16	Contributions in Aid of Construction	(4,397,925)	(4,127,925)	1 B Support
17	Accumulated Amortization of CIAC	600,888	466,762	1 B Support
18	Working Capital Allowance (1/8 O&M)	17,696	7,368	
19	Wastewater Rate Base	<u>\$ 2,125,570</u>	<u>\$ 2,485,820</u>	

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Pro Forma Water Utility Plant
Projected December 31, 2030

Line No.	NARUC Acct.	Description	Water	Accumulated Depreciation	Net Plant
1	301	Organization	\$ 10,200	\$ 1,403	\$ 8,798
2	302	Franchises			
3	303	Land and Land Rights	425,000		425,000
4	304	Structures and Improvements	2,117,138	363,883	1,753,255
5	305	Collecting and Impounding Reservoirs			
6	306	Lake, River and Other Intakes			
7	307	Wells and Springs	718,750	131,771	586,979
8	309	Supply Mains	192,325	30,223	162,103
9	310	Power Generation Equipment			
10	311	Pumping Equipment			
11	320	Water Treatment Plant	718,750	179,688	539,063
12	330	Distribution Reservoirs and Standpipes			
13	331	Transmission and Distribution Mains	2,626,624	335,964	2,290,660
14	333	Services	-	-	-
15	334	Meters and Meter Installation			
16	335	Hydrants	213,500	26,094	187,406
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>\$ 7,022,287</u>	<u>\$ 1,069,024</u>	<u>\$ 5,953,263</u>
25					
26		Treatment Capacity	0.184 mgd		
27		Line Capacity	535 ERCs		
28		ERC =	300 GPD		
29					
30	Notes:	(1) Water Treatment Plant Cost including overheads	718,750		
31		Water Use Permit			
32		Total	<u>718,750</u>		

North Lake County Water & Sewer Company LLC
 Initial Rates and Charges
 Pro Forma Wastewater Utility Plant
 Projected December 31, 2030

Line No.	NARUC Acct.	Description	Wastewater	Accumulated Depreciation	Net Plant
1	351	Organization	\$ 10,200	\$ 1,403	\$ 8,798
2	352	Franchises			
3	353	Land and Land Rights	425,000		425,000
4	354	Structures and Improvements	2,251,513	386,979	1,864,535
5	360	Collecting Wastewater - Force	902,981	165,547	737,435
6	361	Collecting Wastewater - Gravity	1,990,481	243,281	1,747,200
7	362	Special Collecting Structures			
8	363	Services to Customers	-	-	-
9	364	Flow Measuring Devices			
10	365	Flow Measuring Installations			
11	370	Receiving Wells			
12	371	Pumping Equipment	71,875	21,962	49,913
13	380	Treatment and Disposal Equipment	1,500,000	458,333	1,041,667
14	381	Plant Sewers			
15	382	Outfall Wastewater Lines	43,725	13,360	30,365
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>\$ 7,195,776</u>	<u>\$ 1,290,865</u>	<u>\$ 5,904,911</u>
23					
24		Treatment Capacity	0.142 mgd		
25		Line Capacity (per factored ERCs)	535 ERCs		
26		ERC =	250 GPD		

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Pro Forma Balance Sheet at 100% Design
Projected December 31, 2030

Line No.	NARUC Acct.	Assets and Other Debits	
1	101	Utility Plant In Service	\$ 14,218,063
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	(2,359,889)
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	4,243
12	132	Special Deposits	
13	141	Customer Accounts Receivable	38,197
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>\$ 11,900,614</u>
20			
21		Equity Capital	
22	201	Common Stock Issued	
23	204	Preferred Stock Issued	
24	211	Other Paid In Capital	4,459,564
25	215	Retained Earnings	457,047
26	218	Proprietary Capital	
27		Liabilities and Other Credits	
28	224	Long Term Debt	
29	231	Accounts Payable	1,414
30	232	Notes Payable	
31	235	Customer Deposits	11,331
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)	8,009,128
40	272	Accumulated Amortization of CIAC	(1,037,870)
41	281	Accumulated Deferred Income Taxes -Accelerated Amortization	
42	282	Accumulated Deferred Income Taxes -Liberalized Depreciation	
43	283	Accumulated Deferred Income Taxes - Other	
44		Total Equity, Liabilities and Other Credits	<u>\$ 11,900,614</u>

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Water System

Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity
Projected December 31, 2029

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	
6	616	Fuel for Power Production	
7	618	Chemicals	
8	620	Materials and Supplies	
9	630	Contract Services - Plant Operations	16,971
10	630	Contract Services - Billing	36,318
11	630	Contract Services - Engineering	2,829
12	630	Contract Services - Accounting	2,829
13	640	Rents	
14	650	Transportation Expense	
15	655	Insurance Expense	
16	665	Regulatory Commission Expense	
17	670	Bad Debt Expense	
18	675	Miscellaneous Expense	
19	403	Depreciation - Net of CIAC Amortization	107,104
20	407	Amortization Expense - Intangible	255
21	408	Taxes Other Than Income (1)	68,373
22		Total Expenses	<u>234,678</u>
23			
24		Average Cost per customer per month	\$ 34.49
25		Total	<u>93,274</u>
26	(1) Taxes other than Income		
27		Property Taxes (net tangible plant X millage)	
28		(12.0498)	46,451
29		Regulatory Assessment Fees	21,921
30			

North Lake County Water & Sewer Company LLC

Initial Rates and Charges

Wastewater System

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

Projected December 31, 2029

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	
7	716	Fuel for Power Production	
8	718	Chemicals	
9	720	Materials and Supplies	
10	730	Contract Services - Plant Operations	16,971
11	730	Contract Services - Billing	36,318
12	730	Contract Services - Engineering	2,829
13	730	Contract Services - Accounting	2,829
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	775	Miscellaneous Expense - Permit Fees	
21	403	Depreciation - Net of CIAC Amortization	111,490
22	407	Amortization Expense - Intangible	255
23	408	Taxes Other Than Income (1)	52,497
24		Total Expenses	<u>\$ 223,188</u>
25			
26		Average cost per customer per month	<u>\$ 32.80</u>
27		Total	<u>\$ 94,806</u>
28	(1)	Taxes other than Income	
29		Property Taxes (net tangible plant X millage)	
28		(12.0498)	33,247
29		Regulatory Assessment Fees	19,250
30			

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Service Availability Charge Analysis for Water
Projected December 31, 2030

Line No.	Description	2030 Water
1	Gross Book Value	\$ 7,022,287
2	Land	\$ 425,000
3	Depreciable Plant	\$ 6,597,287
4	Accumulated Depreciation to Date	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 1,069,024
6	Net Plant at Design Capacity (includes land)	\$ 5,953,263
7	Transmission & Distribution / Collection Lines	\$ 2,840,124
8	Minimum Level of C.I.A.C.	40.44%
9	C.I.A.C. to Date	\$ 2,474,203
10	Accumulated Amortization of C.I.A.C. to Date	
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ 315,410
12	Future Customers (ERC) to be Connected*	569
13	Composite Depreciation Rate	2.32%
14	Number of Years to Design Capacity	5.5
15	Existing Service Availability Charge Per ERC	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%
17	Requested Service Availability Charge Per ERC	\$ 2,000.00
18	Level of C.I.A.C. at Design Capacity	54.13%
19	Minimum Service Availability Charge Per ERC	\$ 468.00
20	Level of C.I.A.C. at Design Capacity	40.44%
21	Maximum Service Availability Charge Per ERC	\$ 4,337.00
22	Level of C.I.A.C. at Design Capacity	75.00%
23	Requested Service Availability Charge Per ERC	<u>\$ 2,000.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 6.67</u>
25		
26		Requested
27	Main Extension	\$ -
28	Plant Capacity	<u>\$ 2,000.00</u>

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Service Availability Charge Analysis for Wastewater
Projected December 31, 2030

Line No.	Description	2030 Wastewater
1	Gross Book Value	\$ 7,195,776
2	Land	\$ 425,000
3	Depreciable Plant	\$ 6,770,776
4	Accumulated Depreciation to Date	\$ -
5	Accumulated Depreciation at Design Capacity	\$ 1,290,865
6	Net Plant at Design Capacity (includes land)	\$ 5,904,911
7	Transmission & Distribution / Collection Lines	\$ 2,893,463
8	Minimum Level of C.I.A.C.	40.21%
9	C.I.A.C. to Date	\$ 2,692,425
10	Accumulated Amortization of C.I.A.C. to Date	\$ -
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ 380,422
12	Future Customers (ERC) to be Connected	569
13	Composite Depreciation Rate	2.57%
14	Number of Years to Design Capacity	5.5
15	Existing Service Availability Charge Per ERC	\$ -
16	Level of C.I.A.C. at Design Capacity	0.00%
17	Requested Service Availability Charge Per ERC	\$ 3,000.00
18	Level of C.I.A.C. at Design Capacity	65.97%
19	Minimum Service Availability Charge Per ERC	\$ 118.00
20	Level of C.I.A.C. at Design Capacity	40.21%
21	Maximum Service Availability Charge Per ERC	\$ 4,011.00
22	Level of C.I.A.C. at Design Capacity	75.00%
23	Requested Service Availability Charge Per ERC	<u>\$ 3,000.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 12.00</u>
25		
26		Requested
27	Main Extension	\$ -
28	Plant Capacity	<u>\$ 3,000.00</u>

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Cost Justification for Service and Meter Installation Fees

Line No.	Description	<u>5/8 x 3/4"</u>	Other <u>Sizes</u>
1	N/A Installed by builder		
2			
3			
4			
5			
6		_____	
7		=====	

North Lake County Water & Sewer Company LLC
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	Premise Visit Charge (1)	\$75.00	N/A
2			
3	Violation Disconnection	\$75.00	N/A
4			
5	Violation Reconnection	\$75.00	\$100.00
6			
7	Tampered Lock Fee	\$20.00	
8			
9	Water Meter Re-read Fee (1)	\$95.00	N/A
10			
11	Deposit for Temporary Meter	Actual Meter Cost	N/A
12			
13	Late Fee - First	\$10.00	
14			
15	Late Fee - Second	\$10.00	
16			
17	Returned Fee	per Florida Statute	
18			
19	Returned Fee - Electronic Item	\$30.00	
20			
21			
22	Notes:		
23	(1) Per contract with billing contractor		
24			

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Proof of Revenue
Projected December 31, 2029

Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	Revenue Proof For Water				
2	Requested Rates - Residential - Monthly				
3	Base Facility Charge	\$ 43.82	5,136		\$ 225,056.44
4	Gallonge Charge				
5	First 7,000 gls	\$ 4.59		39,367	\$ 180,852.84
6	Over 7,000 gls	\$ 5.74		7,499	\$ 43,060.20
7	Total Residential Revenues				\$ 448,969.48
8	Average Residential Bill				\$ 87.42
9					
10	Requested Rates - General Service				
11	5/8" x 3/4"	\$ 43.82	0		\$ -
12	3/4"	65.73	0		-
13	1"	109.55	0		-
14	1-1/2"	219.10	0		-
15	2"	350.56	24		8,413.44
16	3"	766.85	12		9,202.20
17	Charge per 1,000 gallons	\$ 4.77		3,796	\$ 18,106.92
18	Total General Service Revenues				\$ 35,722.56
19	Average General Service Bill				\$ 992.29
20					
21	Revenues from Miscellaneous Charges	\$ 37.50	90		\$ 3,375.00
22					
23	Total Water Revenue at 100% Design Capacity				\$ 488,067.04
24					
25	Revenue Proof For Wastewater				
26	Requested Rates - Residential - Monthly				
27	Base Facility Charge	\$ 38.44	5,136		\$ 197,435.47
28	Gallonge Charge (maximum 10,000 gls)	\$ 4.91		39,055	\$ 191,760.05
29	Total Residential Revenues				\$ 389,195.52
30	Average Residential Bill				\$ 75.78
31					
32	Requested Rates - General Service				
33	5/8" x 3/4"	\$ 38.44	0		\$ -
34	3/4"	57.66	0		-
35	1"	96.10	0		-
36	1-1/2"	192.21	0		-
37	2"	307.53	24		7,380.72
38	3"	672.73	12		8,072.76
39	Charge per 1,000 gallons	\$ 5.89		3,504	\$ 20,638.56
40	Total General Service Revenues				\$ 36,092.04
41	Average General Service Bill				\$ 1,002.56
42					
43	Revenues from Miscellaneous Charges	\$ 37.50	90		\$ 3,375.00
44					
45	Total Wastewater Revenue at 100% Design Capacity				\$ 428,662.56

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
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			
Line No.	Class of Capital	Rate Base (Schedule 1)	Ratio	Cost Rate	Weighted Cost
		12/31/2029 - 80%			
1	Long Term Debt	\$ -			
2	Short Term Debt				
3	Preferred Stock				
4	Common Equity (1)	5,281,481	95.10%	8.54%	8.13%
5	Customer Deposits (2)	271,950	4.90%	2.00%	0.10%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	\$ 5,553,431	100.00%		8.23%
12					

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

	Residential	General Service
17		
18	180	34
19	\$ 450	\$ 5,700
20		
21	\$ 81,000	\$ 190,950
		\$ 271,950

Type	Annual Plant Additions							
	2024	2025	2026	2027	2028	2029	2030	TOTAL
ERCs	0	85	175	265	355	445	535	
331 T & D		\$2,626,624						\$2,626,624
333 Services								
335 Hydrants		\$213,500						\$213,500
WTP								
304 Structures		\$2,117,138						\$2,117,138
307 Wells		\$718,750						\$718,750
320 Wtr Treatment Equip		\$718,750						\$718,750
309 Supply Mains		\$192,325						\$192,325
Organization Cost (2023-2024)								
Milian, Swain & Associates	4,000							
Friedman & Friedman	4,000							
Internal costs	1,000							
Filing Fee	1,000							
Expense	200							
Total organizatio Cost	\$10,200	\$0	\$0	\$0	\$0	\$0	\$0	\$10,200
TOTAL	\$10,200	\$6,587,087	\$0	\$0	\$0	\$0	\$0	\$6,597,287
CUMULATIVE	\$10,200	\$6,597,287	\$6,597,287	\$6,597,287	\$6,597,287	\$6,597,287	\$6,597,287	

CIAC Table - PROPOSED MAX RATES

Fee - Plant		\$ 2,000.00	Schedule 4						
Fee - T&D		\$ -	Schedule 4						
Total T&D cost		2,840,124	Schedule 1B						
Total Factored ERCs		569	Capacity						
	2024	2024	2025	2026	2027	2028	2029	2030	TOTAL
Factored ERCs		0	119	90	90	90	90	90	569
Annual CIAC - Plant		\$0	\$237,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$1,137,000
Annual CIAC - T&D		\$0	\$2,474,203	\$0	\$0	\$0	\$0	\$0	\$2,474,203
TOTAL		\$0	\$2,711,203	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$3,611,203

Type	Depreciation Life	Annual additions - AD						
		2024	2025	2026	2027	2028	2029	2030
ERCs								
331 T & D	43		\$ 61,084	\$ -	\$ -	\$ -	\$ -	\$ -
333 Services	40		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
335 Hydrants	45		\$ 4,744	\$ -	\$ -	\$ -	\$ -	\$ -
WTP								
304 Structures	32		\$ 66,161	\$ -	\$ -	\$ -	\$ -	\$ -
307 Wells	30		\$ 23,958	\$ -	\$ -	\$ -	\$ -	\$ -
320 Wtr Treatment Equip	22		\$ 32,670	\$ -	\$ -	\$ -	\$ -	\$ -
309 Supply Mains	35		\$ 5,495	\$ -	\$ -	\$ -	\$ -	\$ -
Total organizatio Cost	40		\$ 255	\$ -				
TOTAL			\$ 194,368	\$ -				

	PLANT	T&D	Total
Total Exp	\$ 128,539	\$ 65,829	\$ 194,368
Total Plant	\$3,757,163	\$2,840,124	\$6,597,287
%	3.42%	2.32%	2.95%
Years	29.23	43.14	33.94

CIAC Table	Amortization Life	Annual additions - Accum Amort						
		2024	2025	2026	2027	2028	2029	2030
Year								
Annual CIAC - Plant	29	\$ -	\$ 8,108	\$ 6,158	\$ 6,158	\$ 6,158	\$ 6,158	\$ 6,158
Annual CIAC - T&D	43		\$ 57,347	\$ -	\$ -	\$ -	\$ -	\$ -
			\$65,456	\$6,158	\$6,158	\$6,158	\$6,158	\$6,158

Type	Annual Plant Additions							TOTAL
	2024	2025	2026	2027	2028	2029	2030	
Cumm. Homes	0	85	175	265	355	445	535	
Sewer Laterals								\$0
361 Collec. Sys		\$902,981						\$902,981
361 Manholes		\$1,087,500						\$1,087,500
360 Force Main		\$902,981						\$902,981
354 Lift Stations Struct		\$71,875						\$71,875
371 Lift Stations Equip		\$71,875						\$71,875
354 WWTP Structures		\$2,179,638						\$2,179,638
381 WWTP Equipment		\$1,500,000						\$1,500,000
382 Outfall (RIBs)		\$43,725						\$43,725
Organization Cost (2023-2024)								
Milian, Swain & Associates	4,000							
Friedman & Friedman	4,000							
Internal costs	1,000							
Filing Fee	1,000							
Expense	200							
Organization Cost	\$10,200	\$0	\$0	\$0	\$0	\$0	\$0	\$10,200
TOTAL	\$10,200	\$6,760,576	\$0	\$0	\$0	\$0	\$0	\$6,770,776
CUMULATIVE	\$10,200	\$6,770,776	\$6,770,776	\$6,770,776	\$6,770,776	\$6,770,776	\$6,770,776	

CIAC Table - PROPOSED RATES								
Fee - Plant	\$ 3,000.00							
Fee - T&D	\$ -							
Total cost	2,893,463	Schedule 1B						
Total Factored ERCs	569	Capacity						
Year	2024	2025	2026	2027	2028	2029	2030	TOTAL
Factored ERCs	0	119	90	90	90	90	90	569
Annual CIAC - Plant	\$0	\$355,500	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$1,705,500
Annual CIAC - T&D	\$0	\$2,692,425	\$0	\$0	\$0	\$0	\$0	\$2,692,425
TOTAL		\$3,047,925	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$4,397,925

North Lake County Water & Sewer Company LLC
Wastewater Plant, Depreciation, CIAC and Amortization

Type	Depreciation Life	Annual addition for year						
		2024	2025	2026	2027	2028	2029	2030
Cumm. Homes								
Sewer Laterals	38		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collec. Sys	45		\$ 20,066	\$ -	\$ -	\$ -	\$ -	\$ -
Collec. Sys	45		\$ 24,167	\$ -	\$ -	\$ -	\$ -	\$ -
Force Main	30		\$ 30,099	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Stations Struct	32		\$ 2,246	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Stations Equip	18		\$ 3,993	\$ -	\$ -	\$ -	\$ -	\$ -
WWTP Structures	32		\$ 68,114	\$ -	\$ -	\$ -	\$ -	\$ -
WWTP Equipment	18		\$ 83,333	\$ -	\$ -	\$ -	\$ -	\$ -
WWTP Equipment	18		\$ 2,429	\$ -	\$ -	\$ -	\$ -	\$ -
Organization Cost	40		\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL								

	PLANT	T&D	Total
Total Exp	\$ 160,370	\$ 74,332	\$ 234,703
Total Plant	\$3,877,313	\$2,893,463	\$6,770,776
%	4.14%	2.57%	3.47%
Years	24.18	38.93	28.85

CIAC Table	Amortization	Annual additions - Accum Amort						
		2024	2025	2026	2027	2028	2029	2030
Year								
Annual CIAC - Plant	24.18	\$ -	\$ 14,704	\$ 11,168	\$ 11,168	\$ 11,168	\$ 11,168	\$ 11,168
Annual CIAC - T&D	38.93	\$ -	\$ 69,168	\$ -	\$ -	\$ -	\$ -	\$ -
			\$83,872	\$11,168	\$11,168	\$11,168	\$11,168	\$11,168

Type	Accumulated Depreciation						
	2024	2025	2026	2027	2028	2029	2030
Cumm. Homes							
Sewer Laterals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collec. Sys	\$ -	\$ 10,033	\$ 30,099	\$ 50,166	\$ 70,232	\$ 90,298	\$ 110,364
Collec. Sys	\$ -	\$ 12,083	\$ 36,250	\$ 60,417	\$ 84,583	\$ 108,750	\$ 132,917
Force Main	\$ -	\$ 15,050	\$ 45,149	\$ 75,248	\$ 105,348	\$ 135,447	\$ 165,547
Lift Stations Struct	\$ -	\$ 1,123	\$ 3,369	\$ 5,615	\$ 7,861	\$ 10,107	\$ 12,354
Lift Stations Equip	\$ -	\$ 1,997	\$ 5,990	\$ 9,983	\$ 13,976	\$ 17,969	\$ 21,962
Wastewater Treatment	\$ -	\$ 34,057	\$ 102,171	\$ 170,284	\$ 238,398	\$ 306,512	\$ 374,625
Wastewater Treatment	\$ -	\$ 41,667	\$ 125,000	\$ 208,333	\$ 291,667	\$ 375,000	\$ 458,333
Wastewater Treatment	\$ -	\$ 1,215	\$ 3,644	\$ 6,073	\$ 8,502	\$ 10,931	\$ 13,360
Organization Cost	\$ -	\$ 128	\$ 383	\$ 638	\$ 893	\$ 1,148	\$ 1,403
TOTAL		\$117,351	\$352,054	\$586,757	\$821,459	\$1,056,162	\$1,290,865

Depreciation Expense						
2024	2025	2026	2027	2028	2029	2030
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 10,033	\$ 20,066	\$ 20,066	\$ 20,066	\$ 20,066	\$ 20,066
\$ -	\$ 12,083	\$ 24,167	\$ 24,167	\$ 24,167	\$ 24,167	\$ 24,167
\$ -	\$ 15,050	\$ 30,099	\$ 30,099	\$ 30,099	\$ 30,099	\$ 30,099
\$ -	\$ 1,123	\$ 2,246	\$ 2,246	\$ 2,246	\$ 2,246	\$ 2,246
\$ -	\$ 1,997	\$ 3,993	\$ 3,993	\$ 3,993	\$ 3,993	\$ 3,993
\$ -	\$ 34,057	\$ 68,114	\$ 68,114	\$ 68,114	\$ 68,114	\$ 68,114
\$ -	\$ 41,667	\$ 83,333	\$ 83,333	\$ 83,333	\$ 83,333	\$ 83,333
\$ -	\$ 1,215	\$ 2,429	\$ 2,429	\$ 2,429	\$ 2,429	\$ 2,429
	\$ 128	\$ 255	\$ 255	\$ 255	\$ 255	\$ 255
\$0	\$117,351	\$234,703	\$234,703	\$234,703	\$234,703	\$234,703

CIAC Table	Accum Amortization						
	2024	2025	2026	2027	2028	2029	2030
Year							
Annual CIAC	\$ -	\$ 7,352	\$ 27,640	\$ 59,095	\$ 101,718	\$ 155,508	\$ 220,466
Annual CIAC	\$ -	\$ 34,584	\$ 103,752	\$ 172,919	\$ 242,087	\$ 311,255	\$ 380,422
	\$0	\$41,936	\$131,391	\$232,014	\$343,804	\$466,762	\$600,888

Amortization Expense						
2024	2025	2026	2027	2028	2029	2030
\$ -	\$ 7,352	\$ 20,288	\$ 31,455	\$ 42,623	\$ 53,790	\$ 64,958
\$ -	\$ 34,584	\$ 69,168	\$ 69,168	\$ 69,168	\$ 69,168	\$ 69,168
\$0	\$41,936	\$89,455	\$100,623	\$111,790	\$122,958	\$134,125

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Projected Net Operating Income
Projected December 31, 2029

Line No.	Projected Costs	Additional Revenues and RAFs	2026 Required Revenues
1	Water		
2		\$ 487,143	\$ 487,143
3			
4	Operating Expenses		
5	\$ 58,946		\$ 58,946
6	107,104		107,104
7	255		255
8	46,451	\$ 21,921	68,373
9	<u>\$ 212,757</u>	<u>\$ 21,921</u>	<u>\$ 234,678</u>
10			
11	<u>\$ (212,757)</u>	<u>\$ 465,221</u>	<u>\$ 252,464</u>
12			
13	<u>\$ 3,067,612</u>		<u>\$ 3,067,612</u>
14			
15			<u>8.23%</u>
16			
17			
18	Wastewater		
19		\$ 427,771	\$ 427,771
20			
21	Operating Expenses		
22	\$ 58,946		\$ 58,946
23	111,490		111,490
24	255		255
25	33,247	\$ 19,250	52,497
26	<u>\$ 203,938</u>	<u>\$ 19,250</u>	<u>\$ 223,188</u>
27			
28	<u>\$ (203,938)</u>	<u>\$ 408,521</u>	<u>\$ 204,583</u>
29			
30	<u>\$ 2,485,820</u>		<u>\$ 2,485,820</u>
31			
32			<u>8.23%</u>

North Lake County Water & Sewer Company LLC

Initial Rates and Charges

Water System

Calculation of Rates for Water Utility based on projections 12/31/2029

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	-	50%	50%	-	-	
6	616	Fuel for Power Production						
7	618	Chemicals	-	50%	50%	-	-	
8	620	Materials and Supplies						
9	630	Contract Services - Plant Operations	16,971	50%	50%	8,486	8,486	
10	630	Contract Services - Billing	36,318	50%	50%	18,159	18,159	
11	630	Contract Service - Engineering	2,829	50%	50%	1,414	1,414	
12	630	Contract Service - Accounting	2,829	50%	50%	1,414	1,414	
13	640	Rents						
14	650	Transportation Expense						
15	655	Insurance Expense						
16	665	Regulatory Commission Expense						
17	670	Bad Debt Expense						
18	675	Miscellaneous Expense						
19		Total Operations & Maintenance Expenses	<u>\$ 58,946</u>			<u>\$ 29,473</u>	<u>\$ 29,473</u>	
20								
21	403	Depreciation - Net of CIAC Amortization	107,104	50%	50%	53,552	53,552	
22								
23	407	Amortization Expense - Org Cost	255	50%	50%	128	128	
24								
25	408	Taxes Other Than Income	68,373	50%	50%	34,186	34,186	
26								
27		Net Operating Income	<u>252,464</u>	50%	50%	<u>126,232</u>	<u>126,232</u>	
28								
27		Less: Revenues from Miscellaneous Charges	<u>(3,375)</u>	50%	50%	<u>(1,688)</u>	<u>(1,688)</u>	
28								
29		Total Revenue Requirement from Rates	<u>\$ 483,768</u>			<u>\$ 241,883</u>	<u>\$ 241,883</u>	
30								
31		Factored Bills (Monthly factored bills X 12)				5,520		
32		Annual Billable Gallons					62,379	
33								
34		Base Facility Charge				<u>\$ 43.82</u>		
35								
36		Gallage Charge (per 1,000)						
37		Residential under 3000 gls	39,367				<u>\$ 4.59</u>	
38		Residential over 3000 gls	7,499				<u>\$ 5.74</u>	
39		General Service	3,796				<u>\$ 4.77</u>	

Line No.	Description	Quantity	80%		100%	
			Bills	Factored	Bills	Factored
42	Monthly factored bills					
43						
44	5/8" (Res)	1	428	428	535	535
45	5/8" (Comm)	1	0	0	0	0
46	3/4"	1.5	0	0	0	0
47	1"	2.5	0	0	0	0
48	1-1/2"	5	0	0	0	0
49	2"	8	2	16	2	16
50	3"	16	1	16	1	16
51						
52			431	460	538	567
53						
54	Annual billable gallons					
55						
56	Residential Gallons (300 gpd)		46,866	428	58,583	535
57	Under 7,000 gls (84%)		39,367		49,209	
58	Over 7,000 gls (16%)		7,499		9,373	
59	General Service Gallons (325 gpd/ERC)		3,796	32	3,796	32
60			50,662	460	62,379	567

North Lake County Water & Sewer Company LLC
Initial Rates and Charges
Wastewater System
Calculation of Rates for Wastewater Utility based on projections 12/31/2029

Line No.	NARUC Acct. No.	Description	2038		Allocation Percentage		Allocation Amount	
			Total Revenue Requirement	Base Facility Charge	Gallonge Charge	Base Facility Charge	Gallonge Charge	
1		Operations & Maintenance Expenses						
2	701	Salaries and Wages - Employees						
3	703	Salaries and Wages - Other						
4	704	Employees Pensions and Benefits						
5	710	Purchased Wastewater Treatment	-	50%	50%	-	-	
6	711	Sludge Removal Expense	-					
7	715	Purchased Power	-	50%	50%	-	-	
8	716	Fuel for Power Production	-					
9	718	Chemicals	-	50%	50%	-	-	
10	720	Materials and Supplies	-			-	-	
11	730	Contract Services - Plant Operations	16,971	50%	50%	8,486	8,486	
12	730	Contract Services - Billing	36,318	50%	50%	18,159	18,159	
13	730	Contract Services - Engineering	2,829	50%	50%	1,414	1,414	
14	740	Contract Services - Accounting	2,829	50%	50%	1,414	1,414	
15	750	Rents				-	-	
16	755	Transportation Expense						
17	765	Insurance Expense				-	-	
18	770	Regulatory Commission Expense				-	-	
19	775	Bad Debt Expense						
20		Miscellaneous Expense						
21		Total Operations & Maintenance Expenses	<u>\$ 58,946</u>			<u>\$ 29,473</u>	<u>\$ 29,473</u>	
22	403							
23		Depreciation - Net of CIAC Amortization	111,490	50%	50%	55,745	55,745	
24	407							
25		Amortization Expense - Org Cost	255	50%	50%	128	128	
26	408							
27		Taxes Other Than Income	52,497	50%	50%	26,248	26,248	
28								
29		Net Operating Income	<u>204,583</u>	50%	50%	<u>102,291</u>	<u>102,291</u>	
30								
31		Less: Revenues from Miscellaneous Charges	(3,375)	50%	50%	<u>(1,688)</u>	<u>(1,688)</u>	
32								
33		Total Revenue Requirement from Rates	<u>\$ 424,396</u>			<u>\$ 212,197</u>	<u>\$ 212,197</u>	
34								
35		Factored Bills (Monthly factored bills X 12)				5,520		
36		Annual Billable Gallons					42,559	
37								
38		Base Facility Charge				<u>\$ 38.44</u>		
39								
40		Gallonge Charge (per 1,000) - Residential					<u>\$ 4.91</u>	
41		Gallonge Charge (per 1,000) - General Service					<u>\$ 5.89</u>	
42								
43		Monthly factored bills						
44								
45		5/8" (Res)	1	80%	428	428	535	535
46		5/8" (Comm)	1		0	0	0	0
47		3/4"	1.5		0	0	0	0
48		1"	2.5		0	0	0	0
49		1-1/2"	5		0	0	0	0
50		2"	8		2	16	2	16
51		3"	16		1	16	1	16
52								
53					431	460	538	567
54								
55		Annual billable gallons						
56		Residential Gallons (300gpd water, 250gpd sewer)		Annual	Adjusted	Annual	Adjusted	
57		General Service Gallons		39,055	31,244	48,819	39,055	
58				3,504	3,364	3,504	3,364	
				<u>42,559</u>	<u>34,608</u>	<u>52,323</u>	<u>42,419</u>	

EXHIBIT "A"*PROPOSED UTILITY SERVICE AREA**LEGAL DESCRIPTION:**(WATER AND SEWER UTILITY SERVICES)*

A PARCEL OF LAND LYING IN SECTION 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT NORTH QUARTER CORNER OF SAID SECTION 22 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°14'57" WEST, 670.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48 (F.K.A. STATE ROAD 212) AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING 4 COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 23°24'43" WEST, 1531.02 FEET; THENCE RUN SOUTH 66°37'55" WEST, 16.97 FEET; THENCE RUN NORTH 20°18'28" WEST, 226.54 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN THE NORTH 20°34'23" WEST, 201.94 FEET; THENCE RUN NORTH 20°00'00" WEST, 317.00 FEET; THENCE RUN NORTH 19°50'21" WEST, 405.58 FEET; THENCE RUN NORTH 69°59'13" EAST, 210.05 FEET; THENCE RUN SOUTH 19°51'32" EAST, 406.34 FEET; THENCE RUN NORTH 70°07'30" EAST, 622.19 FEET; THENCE RUN NORTH 02°08'18" EAST, 961.62 FEET TO A POINT ON THE 62.5 FOOT CONTOUR LINE, BEING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION "SAFE UPLAND" LINE OF THE WATERS OF LAKE HARRIS, THENCE RUN ALONG SAID "SAFE UPLAND" LINE CONTOUR BEING APPROXIMATED BY THE FOLLOWING COURSES: SOUTH 48°13'31" EAST, 171.61 FEET, SOUTH 30°28'21" EAST, 198.50 FEET, SOUTH 89°28'36" EAST, 214.54 FEET, SOUTH 75°33'09" EAST, 163.02 FEET, SOUTH 64°37'20" EAST, 195.83 FEET, SOUTH 81°24'01" EAST, 185.82 FEET, SOUTH 83°21'55" EAST, 150.78 FEET, NORTH 82°35'47" EAST, 145.75 FEET, NORTH 88°37'02" EAST, 289.27 FEET, NORTH 82°48'31" EAST, 99.43 FEET, SOUTH 72°51'05" EAST, 124.28 FEET, SOUTH 49°04'35" EAST, 589.31 FEET, SOUTH 68°28'09" EAST, 696.95 FEET, SOUTH 83°52'42" EAST, 390.31 FEET, NORTH 79°30'03" EAST, 312.29 FEET, SOUTH 77°09'39" EAST, 405.31 FEET, SOUTH 64°24'04" EAST, 290.41, SOUTH 18°43'07" EAST, 72.17 FEET, SOUTH 32°23'54" WEST, 158.54 FEET, SOUTH 47°59'25" WEST, 306.08 FEET, SOUTH 34°28'28" WEST, 160.69 FEET, SOUTH 22°19'42" WEST, 170.42 FEET, SOUTH 02°47'59" EAST, 173.67 FEET, SOUTH 24°39'51" WEST, 379.39 FEET, SOUTH 20°53'09" WEST, 129.67 FEET, SOUTH 10°47'41" WEST, 262.36 FEET, SOUTH 04°51'48" WEST, 356.75 FEET, SOUTH 06°43'37" WEST, 125.96 FEET, POINT BEING 100.00 FEET EASTERLY OF THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN NORTH 89°32'11" WEST, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN NORTH 89°32'11" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF, 1350.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 40°37'42" WEST, 872.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°23'03" WEST, ALONG SAID SOUTH LINE, 73.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 01°02'44" WEST, THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 666.91 FEET TO THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°13'56" WEST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 47.47 FEET; THENCE RUN SOUTH 31°25'16" WEST, 1.75 FEET; THENCE RUN SOUTH 62°36'34" WEST, 98.66; THENCE RUN SOUTH 34°07'05" WEST, 113.15 FEET; THENCE RUN SOUTH 67°31'03" WEST, 41.43 FEET; THENCE RUN SOUTH 72°42'59" WEST, 159.42; THENCE RUN SOUTH 65°14'08" WEST, 143.37 FEET; THENCE RUN SOUTH 76°24'55" WEST, 72.29 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF COUNTY ROAD 48, SAID POINT IS LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5679.57 FEET, A CENTRAL ANGLE OF 03°34'40", AN ARC LENGTH OF 354.66 FEET, A CHORD LENGTH OF 354.60 FEET, AND A CHORD BEARING OF NORTH 24°58'35" WEST TO A POINT; THENCE RUN NORTH 23°24'43" WEST, NON-TANGENT TO SAID CURVE, 1423.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 293.810 ACRES MORE OR LESS.

PEC**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

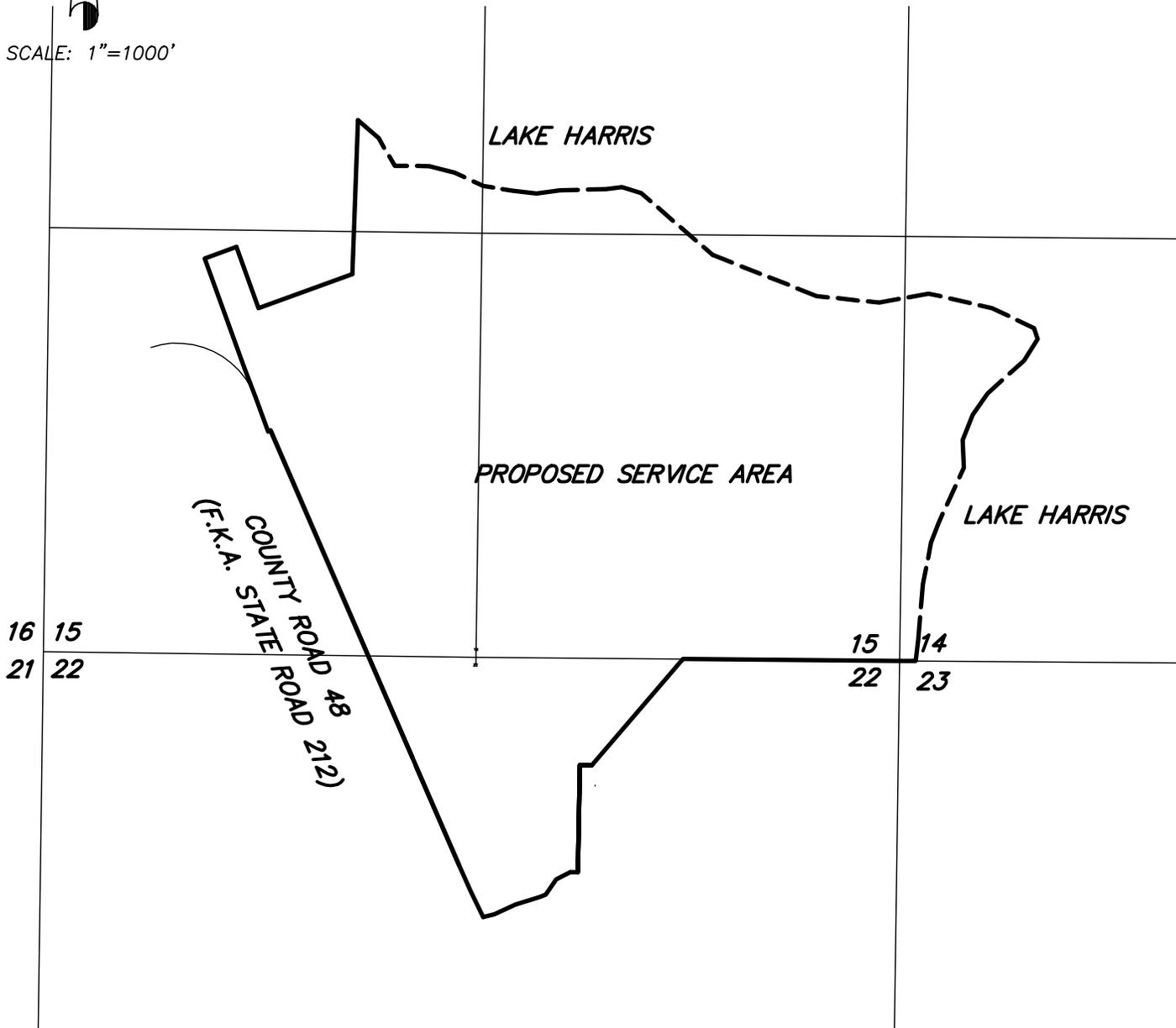
EXHIBIT "A"

PROPOSED UTILITY SERVICE AREA



TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

SCALE: 1"=1000'



PEC

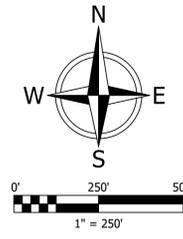
SURVEYING AND MAPPING, LLC

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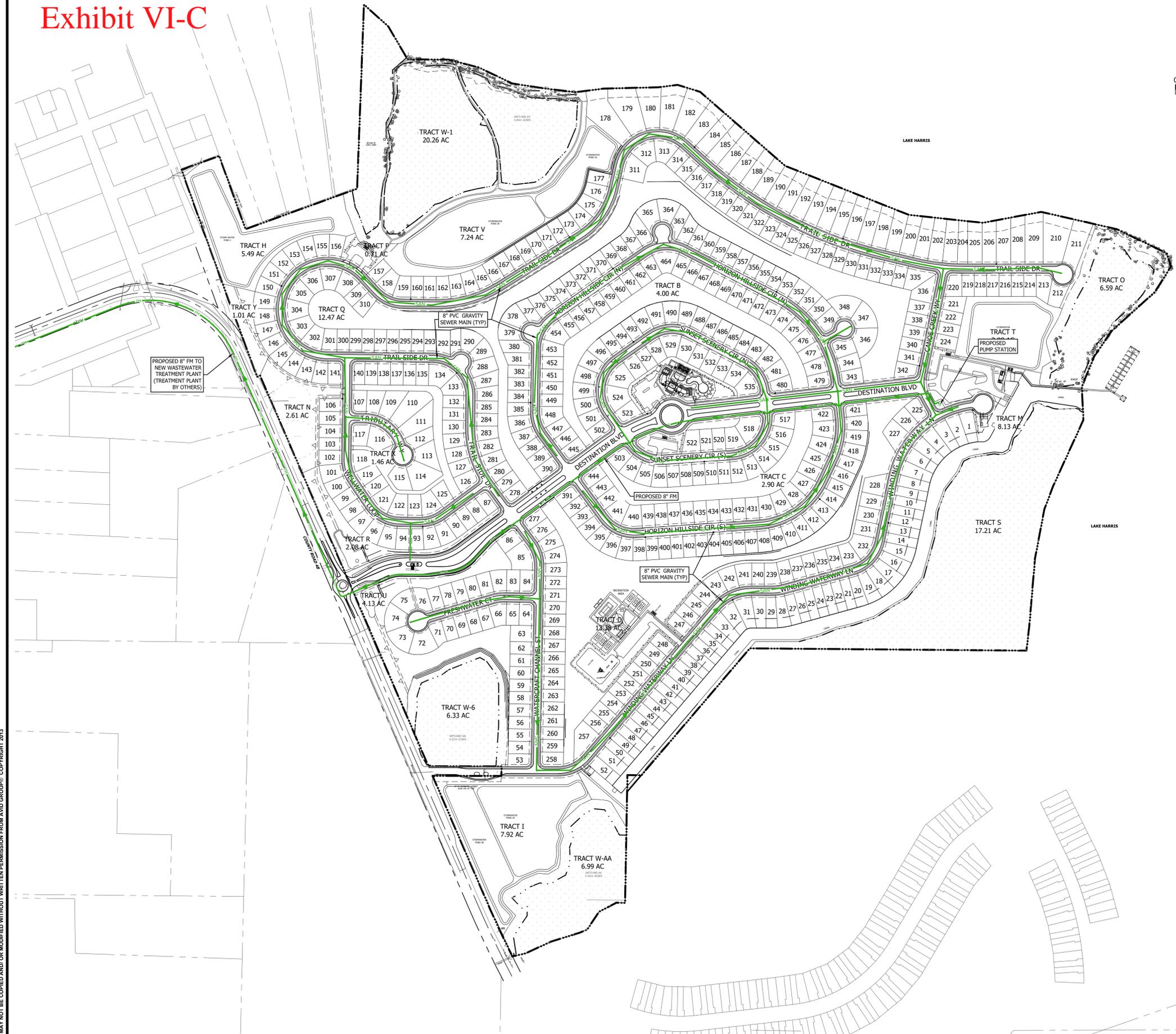
Exhibit VI-C



LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- TYP TYPICAL
- HC HANDICAP
- S/W SIDEWALK
- R5' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET
- SS SANITARY SEWER
- FM SANITARY FORCE MAIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- SEWER GRAVITY FLOW DIRECTION

WASTEWATER DEMANDS	
LOTS	550
CLUBHOUSE	10
TOTAL	560
AVERAGE DAILY FLOW (250 GPD/UNIT)	140,000
PEAK DAILY FLOW (2.25 PEAK FACTOR)	315,000

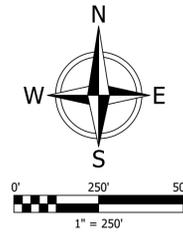
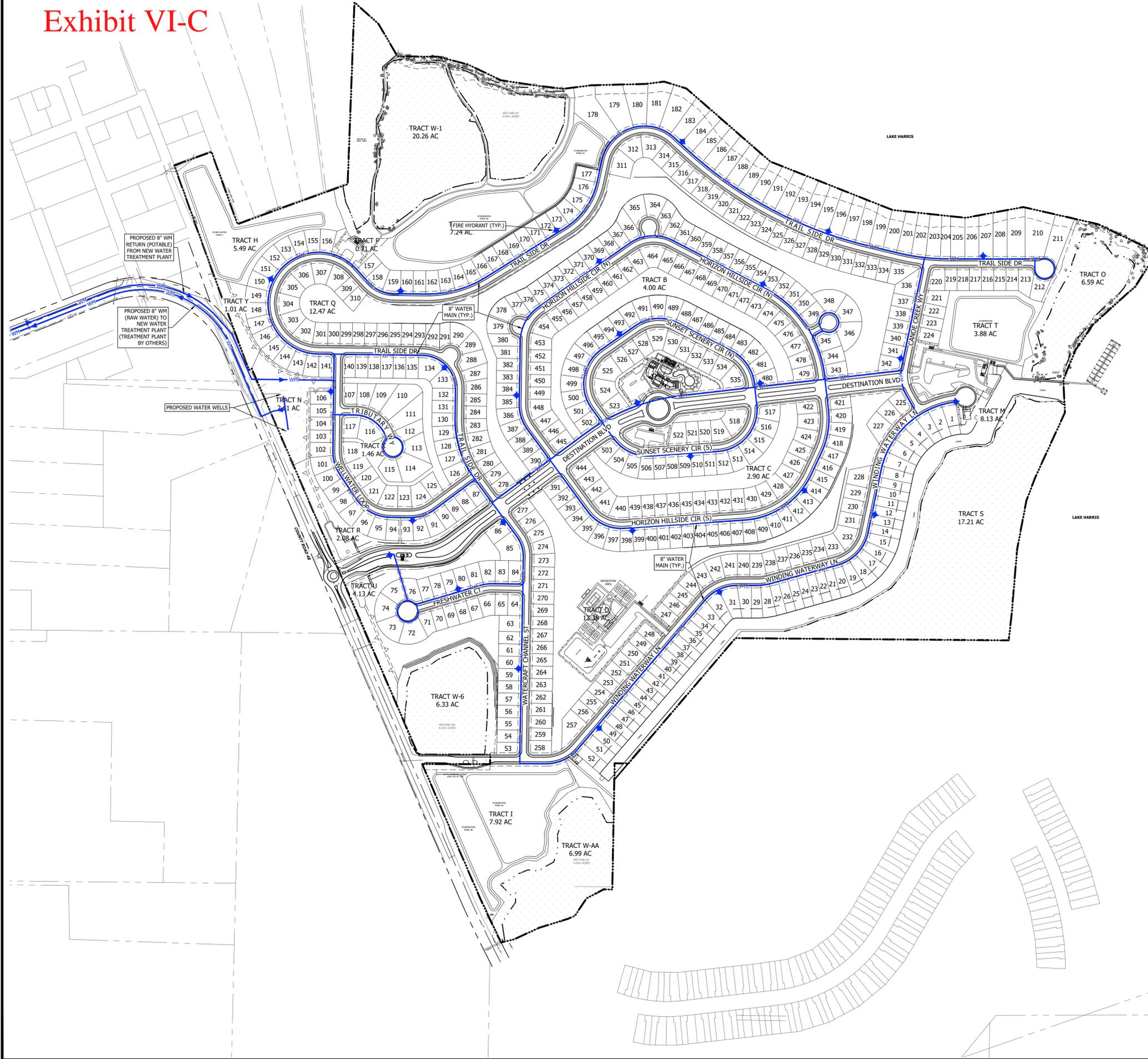


PROPOSED 8" FM TO NEW WASTEWATER TREATMENT PLANT (TREATMENT PLANT BY OTHERS)

THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AVID GROUP®. COPYRIGHT 2013
 K:\PROJECTS\330330000\0000\0000\CURRENT\CIVIL\PRELIM\PLAT\33030000-UTL_PRELIM.DWG, 8/11/2022 10:09:51 AM, Dwg Group

SHEET NO.	6B	THE FALLS AT DRAKES POINT SUBDIVISION LAKE COUNTY, FLORIDA	MASTER SANITARY SEWER PLAN
GPK HOLDINGS CIVIL ENGINEERING 2300 CURLEW ROAD STE. 201 LAND PLANNING PALM HARBOR, FLORIDA TRAFFIC 34683 TRANSPORTATION SURVEYING PHONE (727) 789-9500 GIS AVIDGROUP.COM			
NOT VALID WITHOUT ORIGINAL SIGNATURE	REGISTERED PROFESSIONAL ENGINEER COA 0139, LD 7345 PROJ. MGR. # C. POTTER 3386-005 DATE: 8/11/2022	PER LAKE COUNTY COMMENTS NO. DATE 1. 8/17/2022 2. 3. 4. 5. 6. 7. 8. 9. 10. 11.	DESCRIPTION BY

Exhibit VI-C



LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- TYP TYPICAL
- HC HANDICAP
- S/W SIDEWALK
- R5' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BLOW-OFF OR CLEAN OUT
- AIR RELEASE VALVE
- WM WATER MAIN

WATER DEMANDS

LOTS	550
CLUBHOUSE	10
TOTAL	560
AVERAGE DAILY FLOW (300 GPD/UNIT)	168,000
PEAK DAILY FLOW (2.25 PEAK FACTOR)	378,000

WATER SYSTEM NOTES:

1. FIRE PROTECTION SHALL BE ACCOMPLISHED BY FIRE HYDRANTS CONNECTED TO A CENTRAL WATER SUPPLY SYSTEM.
2. NEWLY INSTALLED FIRE HYDRANTS MUST BE FLOW TESTED AND SHALL BE WITNESSED (FEE APPLIES) BY LAKE COUNTY FIRE INSPECTOR PRIOR TO APPROVAL OF ANY BUILDING PERMITS.
3. FIRE PROTECTION MUST BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
4. ANY PROPOSED MECHANICAL GATES WILL REQUIRE FIRE DEPT. ACCESS (CLICKCENTER).
5. ACCESSWAY MUST HAVE A MINIMUM WIDTH OF AT LEAST 20 FEET, UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES AND CAPABLE OF SUPPORTING IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.
6. THIS PROJECT WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE FLORIDA FIRE PREVENTION CODE REGARDING FIRE ACCESS.

NO.	DATE	DESCRIPTION
1	8/11/2022	PER LAKE COUNTY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

NOT VALID WITHOUT ORIGINAL SIGNATURE
 REGISTERED PROFESSIONAL ENGINEER
 C. POTTER
 STATE OF FLORIDA
 LICENSE NO. 84516
 EXPIRES 08/11/2022
 PROFESSIONAL ENGINEER

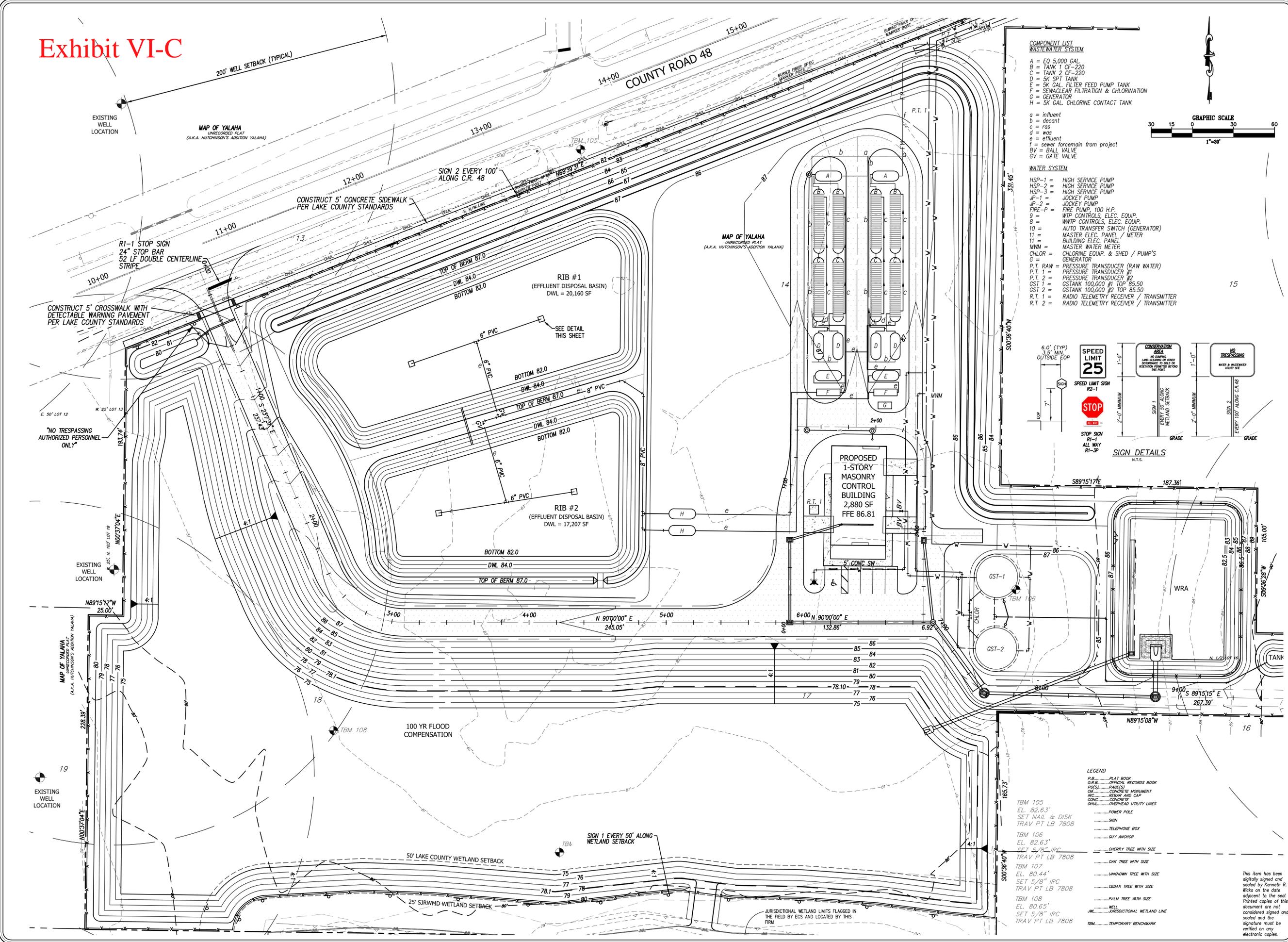
GPK HOLDINGS
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 TRANSPORTATION SURVEYING PHONE (727) 789-9500
 GIS AVIDGROUP.COM

AVID GROUP

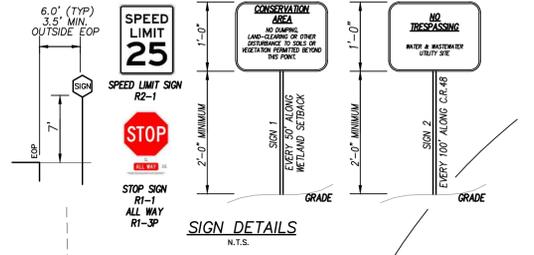
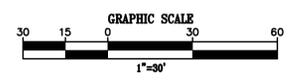
THE FALLS AT DRAKES POINT
SUBDIVISION
 LAKE COUNTY, FLORIDA
MASTER WATER DISTRIBUTION PLAN

THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AVID GROUP®. COPYRIGHT 2013

Exhibit VI-C



- COMPONENT LIST**
WASTEWATER SYSTEM
 A = EQ 5,000 GAL
 B = TANK 1 CF-220
 C = TANK 2 CF-220
 D = 5K SPT TANK
 E = 5K GAL. FILTER FEED PUMP TANK
 F = SEWAGE CLEAR FILTRATION & CHLORINATION
 G = GENERATOR
 H = 5K GAL. CHLORINE CONTACT TANK
- a = influent
 b = decant
 c = ras
 d = was
 e = effluent
 f = sewer forcemain from project
 BV = BALL VALVE
 GV = GATE VALVE
- WATER SYSTEM**
 HSP-1 = HIGH SERVICE PUMP
 HSP-2 = HIGH SERVICE PUMP
 HSP-3 = HIGH SERVICE PUMP
 JP-1 = JOCKEY PUMP
 JP-2 = JOCKEY PUMP
 FIRE-P = FIRE PUMP, 100 H.P.
 9 = WTP CONTROLS, ELEC. EQUIP.
 8 = WWTP CONTROLS, ELEC. EQUIP.
 10 = AUTO TRANSFER SWITCH (GENERATOR)
 11 = MASTER ELEC. PANEL / METER
 11 = BUILDING ELEC. PANEL
 MWM = MASTER WATER METER
 CHLOR = CHLORINE EQUIP. & SHED / PUMP'S GENERATOR
 G = GENERATOR
 P.T. RAW = PRESSURE TRANSDUCER (RAW WATER)
 P.T. 1 = PRESSURE TRANSDUCER #1
 P.T. 2 = PRESSURE TRANSDUCER #2
 GST 1 = GSTANK 100,000 #1 TOP 85.50
 GST 2 = GSTANK 100,000 #2 TOP 85.50
 R.T. 1 = RADIO TELEMETRY RECEIVER / TRANSMITTER
 R.T. 2 = RADIO TELEMETRY RECEIVER / TRANSMITTER



- LEGEND**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - POSS. (PAGE(S))
 - CM CONCRETE MONUMENT
 - RC REBAR AND CAP
 - CONC CONCRETE
 - OHV OVERHEAD UTILITY LINES
 - POWER POLE
 - SIGN
 - TELEPHONE BOX
 - GUY ANCHOR
 - CHERRY TREE WITH SIZE
 - OAK TREE WITH SIZE
 - UNKNOWN TREE WITH SIZE
 - CEDAR TREE WITH SIZE
 - PALM TREE WITH SIZE
 - WELL
 - JURISDICTIONAL WETLAND LINE
 - TEMPORARY BENCHMARK

Wicks Engineering Services, Inc.
 225 West Main Street, Tallahassee, Florida 32378
 www.wicksengineering.com (352) 943-8667
 CA #20062

North Lake County Water & Sewer Company, LLC
 Mr. Sen Zhang
 8615 Community Circle
 Suite 117
 Orlando, Florida 32819

NORTH LAKE COUNTY WATER & WASTEWATER FACILITY
SITE PLAN
 YALAHA, FLORIDA 34797

Drawn: MSR	REVISION:	DATE:
Checked: KRW	1 County Comments	9-6-23
Date: 3-27-23	2 Redesign	12-9-23
Scale: AS SHOWN		
Alt. Key: 1278422		
File No.: 20145		

Sheet: 5 of 21

This item has been digitally signed and sealed by Kenneth R. Wicks on the date outpoint to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Exhibit VII

**NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF
AUTHORIZATION AND INITIAL RATES AND CHARGES
FOR WATER AND WASTEWATER SERVICE**

Docket No. 2024 ____ -WS - Application for certificates to provide water and wastewater service by North Lake County Water & Sewer Company, LLC in Lake County

Notice is hereby given on the ____ day of January, 2024, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of the Application for Original Water and Wastewater Certificates in Lake County by North Lake County Water & Sewer Company, LLC. The Certificates will authorize North Lake County Water & Sewer Company, LLC to provide water and wastewater service in Sections 15 and 22 in Township 20 South, Range 25 East, in Lake County, which borders Lake Harris. This legal description has been simplified and to obtain a copy of the exact legal description please contact Martin Friedman at 407-310-2077 or mfriedman@deanmead.com.

Any objections to the Application must be made in writing and filed with the Commission Clerk, Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than 30 days from the date of this Notice, with a copy to Martin S. Friedman, Esquire, Dean Mead, 420 S. Orange Ave., Suite 700, Orlando, Florida 32801, which may be emailed to mfriedman@deanmead.com. The objection must state the grounds for the objection with particularity.

North Lake County Water & Sewer
Company, LLC
8615 Commodity Cir., Suite 17
Orlando, FL 32819

Composite Exhibit IX

WASTEWATER TARIFF

NORTH LAKE COUNTY WATER & SEWER COMPANY, LLC
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WASTEWATER TARIFF

NORTH LAKE COUNTY WATER & SEWER COMPANY, LLC
NAME OF COMPANY

8615 Commodity Cir., Suite 17

Orlando, Florida 32819
(ADDRESS OF COMPANY)

() - _____
(Business & Emergency Telephone Number)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

Sen Zhang
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	
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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

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – ___-S

COUNTY –Lake

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-2024-___-PAA-WS	___/___/2024	2024___-WS	Original Certificate

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

DESCRIPTION OF TERRITORY SERVED

A PARCEL OF LAND LYING IN SECTION 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT NORTH QUARTER CORNER OF SAID SECTION 22 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°14'57" WEST, 670.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48 (F.K.A. STATE ROAD 212) AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING 4 COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 23°24'43" WEST, 1531.02 FEET; THENCE RUN SOUTH 66°37'55" WEST, 16.97 FEET; THENCE RUN NORTH 20°18'28" WEST, 226.54 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN THE NORTH 20°34'23" WEST, 201.94 FEET; THENCE RUN NORTH 20°00'00" WEST, 317.00 FEET; THENCE RUN NORTH 19°50'21" WEST, 405.58 FEET; THENCE RUN NORTH 69°59'13" EAST, 210.05 FEET; THENCE RUN SOUTH 19°51'32" EAST, 406.34 FEET; THENCE RUN NORTH 70°07'30" EAST, 622.19 FEET; THENCE RUN NORTH 02°08'18" EAST, 961.62 FEET TO A POINT ON THE 62.5 FOOT CONTOUR LINE, BEING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION "SAFE UPLAND" LINE OF THE WATERS OF LAKE HARRIS; THENCE RUN ALONG SAID "SAFE UPLAND" LINE CONTOUR BEING APPROXIMATED BY THE FOLLOWING COURSES: SOUTH 48°13'31" EAST, 171.61 FEET, SOUTH 30°28'21" EAST, 198.50 FEET, SOUTH 89°28'36" EAST, 214.54 FEET, SOUTH 75°33'09" EAST, 163.02 FEET, SOUTH 64°37'20" EAST, 195.83 FEET, SOUTH 81°24'01" EAST, 185.82 FEET, SOUTH 83°21'55" EAST, 150.78 FEET, NORTH 82°35'47" EAST, 145.75 FEET, NORTH 88°37'02" EAST, 289.27 FEET, NORTH 82°48'31" EAST, 99.43 FEET, SOUTH 72°51'05" EAST, 124.28 FEET, SOUTH 49°04'35" EAST, 589.31 FEET, SOUTH 68°28'09" EAST, 696.95 FEET, SOUTH 83°52'42" EAST, 390.31 FEET, NORTH 79°30'03" EAST, 312.29 FEET, SOUTH 77°09'39" EAST, 405.31 FEET, SOUTH 64°24'04" EAST, 290.41, SOUTH 18°43'07" EAST, 72.17 FEET, SOUTH 32°23'54" WEST, 158.54 FEET, SOUTH 47°59'25" WEST, 306.08 FEET, SOUTH 34°28'28" WEST, 160.69 FEET, SOUTH 22°19'42" WEST, 170.42 FEET, SOUTH 02°47'59" EAST, 173.67 FEET, SOUTH 24°39'51" WEST, 379.39 FEET, SOUTH 20°53'09" WEST, 129.67 FEET, SOUTH 10°47'41" WEST, 262.36 FEET, SOUTH 04°51'48" WEST, 356.75 FEET, SOUTH 06°43'37" WEST, 125.96 FEET, POINT BEING 100.00 FEET EASTERLY OF THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN NORTH 89°32'11" WEST, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN NORTH 89°32'11" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF, 1350.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 40°37'42" WEST, 872.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°23'03" WEST, ALONG SAID SOUTH LINE, 73.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 01°02'44" WEST, THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 666.91 FEET TO THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°13'56" WEST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 47.47 FEET; THENCE RUN SOUTH 31°25'16" WEST, 1.75 FEET; THENCE RUN SOUTH 62°36'34" WEST, 98.66; THENCE RUN SOUTH 34°07'05" WEST, 113.15 FEET; THENCE RUN SOUTH 67°31'03" WEST, 41.43 FEET; THENCE RUN SOUTH 72°42'59" WEST, 159.42; THENCE RUN SOUTH 65°14'08" WEST, 143.37 FEET; THENCE RUN SOUTH 76°24'55" WEST, 72.29 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF COUNTY ROAD 48, SAID POINT IS LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5679.57 FEET, A CENTRAL ANGLE OF 03°34'40", AN ARC LENGTH OF 354.66 FEET, A CHORD LENGTH OF 354.60 FEET, AND A CHORD BEARING OF NORTH 24°58'35" WEST TO A POINT; THENCE RUN NORTH 23°24'43" WEST, NON-TANGENT TO SAID CURVE, 1423.66 FEET TO THE POINT OF BEGINNING.

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

Sen Zhang
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>
Lake	The Falls at Drake's Point	GS & RS	12 & 13

Sen Zhang
ISSUING OFFICER

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 NORTH LAKE COUNTY WATER & SEWER 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.

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

INDEX OF RULES AND REGULATIONS

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Sen Zhang
ISSUING OFFICER

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)

Sen Zhang
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)

Sen Zhang
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)

Sen Zhang
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.

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

INDEX OF RATES AND CHARGES SCHEDULES

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

Sen Zhang
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"	\$ 38.44
3/4"	\$ 57.66
1"	\$ 96.10
1 1/2"	\$ 192.21
2"	\$ 307.53
3"	\$ 672.73
Charge per 1,000 gallons	\$ 5.89

- 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 - _____, 2024

TYPE OF FILING - Original Certificate

Sen Zhang
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	\$ 38.44
Charge per 1,000 gallons (10,000 gallon cap)	\$ 4.91

- 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 - _____, 2024

TYPE OF FILING - Original Certificate

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
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"	\$152.00	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 - _____, 2024

TYPE OF FILING - Original Certificate

Sen Zhang
ISSUING OFFICER

Chief Operations 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

	During Regular Business Hours	After Regular Business Hours
Violation Reconnection Charge	\$75.00	\$100.00
Premises Visit Charge	\$75.00	N/A
Late Payment Charge	\$ 10.00	
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 - _____, 2024

TYPE OF FILING - Original Certificate

Sen Zhang
 ISSUING OFFICER

Chief Operations Officer
 TITLE

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Service Availability Policy.....	17.0

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

SERVICE AVAILABILITY POLICY

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

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

SERVICE AVAILABILITY CHARGES

Plant Capacity Charge
Per ERC -.....\$ 3,000.00

EFFECTIVE DATE - _____, 2024

TYPE OF FILING - Original Certificate

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

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Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

APPLICATION FOR WASTEWATER SERVICE

NOT APPLICABLE

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

COPY OF CUSTOMER'S BILL

Sen Zhang
ISSUING OFFICER

Chief Operations Officer
TITLE

WATER TARIFF

NORTH LAKE COUNTY WATER & SEWER COMPANY, LLC
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

NORTH LAKE COUNTY WATER & SEWER COMPANY, LLC
NAME OF COMPANY

8615 Commodity Cir., Suite 17

Orlando, Florida 32819
(ADDRESS OF COMPANY)

() -
(Business & Emergency Telephone Number)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

Sen Zhang
ISSUING OFFICER

CHIEF OPERATING OFFICER
TITLE

WATER TARIFF

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Technical Terms and Abbreviations	5.0
Territory Authority	3.0

Sen Zhang
ISSUING OFFICER

CHIEF OPERATING OFFICER
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – ____-W

COUNTY –Lake

COMMISSION ORDER(S) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-2024-____-PAA-WS	__/__/2024	2024____-WS	Original Certificate

Sen Zhang
ISSUING OFFICER

CHIEF OPERATING OFFICER
TITLE

DESCRIPTION OF TERRITORY SERVED

A PARCEL OF LAND LYING IN SECTION 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT NORTH QUARTER CORNER OF SAID SECTION 22 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°14'57" WEST, 670.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48 (F.K.A. STATE ROAD 212) AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING 4 COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 23°24'43" WEST, 1531.02 FEET; THENCE RUN SOUTH 66°37'55" WEST, 16.97 FEET; THENCE RUN NORTH 20°18'28" WEST, 226.54 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN THE NORTH 20°34'23" WEST, 201.94 FEET; THENCE RUN NORTH 20°00'00" WEST, 317.00 FEET; THENCE RUN NORTH 19°50'21" WEST, 405.58 FEET; THENCE RUN NORTH 69°59'13" EAST, 210.05 FEET; THENCE RUN SOUTH 19°51'32" EAST, 406.34 FEET; THENCE RUN NORTH 70°07'30" EAST, 622.19 FEET; THENCE RUN NORTH 02°08'18" EAST, 961.62 FEET TO A POINT ON THE 62.5 FOOT CONTOUR LINE, BEING THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION "SAFE UPLAND" LINE OF THE WATERS OF LAKE HARRIS, THENCE RUN ALONG SAID "SAFE UPLAND" LINE CONTOUR BEING APPROXIMATED BY THE FOLLOWING COURSES: SOUTH 48°13'31" EAST, 171.61 FEET, SOUTH 30°28'21" EAST, 198.50 FEET, SOUTH 89°28'36" EAST, 214.54 FEET, SOUTH 75°33'09" EAST, 163.02 FEET, SOUTH 64°37'20" EAST, 195.83 FEET, SOUTH 81°24'01" EAST, 185.82 FEET, SOUTH 83°21'55" EAST, 150.78 FEET, NORTH 82°35'47" EAST, 145.75 FEET, NORTH 88°37'02" EAST, 289.27 FEET, NORTH 82°48'31" EAST, 99.43 FEET, SOUTH 72°51'05" EAST, 124.28 FEET, SOUTH 49°04'35" EAST, 589.31 FEET, SOUTH 68°28'09" EAST, 696.95 FEET, SOUTH 83°52'42" EAST, 390.31 FEET, NORTH 79°30'03" EAST, 312.29 FEET, SOUTH 77°09'39" EAST, 405.31 FEET, SOUTH 64°24'04" EAST, 290.41, SOUTH 18°43'07" EAST, 72.17 FEET, SOUTH 32°23'54" WEST, 158.54 FEET, SOUTH 47°59'25" WEST, 306.08 FEET, SOUTH 34°28'28" WEST, 160.69 FEET, SOUTH 22°19'42" WEST, 170.42 FEET, SOUTH 02°47'59" EAST, 173.67 FEET, SOUTH 24°39'51" WEST, 379.39 FEET, SOUTH 20°53'09" WEST, 129.67 FEET, SOUTH 10°47'41" WEST, 262.36 FEET, SOUTH 04°51'48" WEST, 356.75 FEET, SOUTH 06°43'37" WEST, 125.96 FEET, POINT BEING 100.00 FEET EASTERLY OF THE NORTHEAST CORNER OF THE AFORESAID SECTION 22: THENCE RUN

NORTH 89°32'11" WEST, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN NORTH 89°32'11" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF, 1350.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 40°37'42" WEST, 872.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°23'03" WEST, ALONG SAID SOUTH LINE, 73.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN SOUTH 01°02'44" WEST, THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 666.91 FEET TO THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°13'56" WEST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 47.47 FEET; THENCE RUN SOUTH 31°25'16" WEST, 1.75 FEET; THENCE RUN SOUTH 62°36'34" WEST, 98.66'; THENCE RUN SOUTH 34°07'05" WEST, 113.15 FEET; THENCE RUN SOUTH 67°31'03" WEST, 41.43 FEET; THENCE RUN SOUTH 72°42'59" WEST, 159.42; THENCE RUN SOUTH 65°14'08" WEST, 143.37 FEET; THENCE RUN SOUTH 76°24'55" WEST, 72.29 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF COUNTY ROAD 48, SAID POINT IS LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 5679.57 FEET, A CENTRAL ANGLE OF 03°34'40", AN ARC LENGTH OF 354.66 FEET, A CHORD LENGTH OF 354.60 FEET, AND A CHORD BEARING OF NORTH 24°58'35" WEST TO A POINT; THENCE RUN NORTH 23°24'43" WEST, NON-TANGENT TO SAID CURVE, 1423.66 FEET TO THE POINT OF BEGINNING.

Sen Zhang
ISSUING OFFICER

CHIEF OPERATING OFFICER
TITLE

Sen Zhang
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>
Lake	The Falls at Drake Point	GS & RS	12.0 & 13.0

Sen Zhang
ISSUING OFFICER

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 NORTH LAKE COUNTY WATER & SEWER 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.

Sen Zhang
ISSUING OFFICER

CHIEF OPERATING OFFICER
TITLE

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Sen Zhang
 ISSUING OFFICER

CHIEF OPERATING OFFICER
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RULES AND REGULATIONS

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

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

- 2.0 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled “Your Water and Wastewater Service,” prepared by the Florida Public Service Commission.
- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.
- 8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 8.0)

Sen Zhang
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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)

Sen Zhang
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)

Sen Zhang
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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.

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INDEX OF RATES AND CHARGES SCHEDULES

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Meter Test Deposit.....	15.0
Miscellaneous Service Charges.....	16.0
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ISSUING OFFICER

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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" | \$ 43.82 |
| 3/4" | \$ 65.73 |
| 1" | \$ 109.55 |
| 1 1/2" | \$ 219.10 |
| 2" | \$ 350.56 |
| 3" | \$ 766.85 |
| Charge per 1,000 gallons | \$ 4.77 |
- 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 - _____, 2024

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 | \$ 43.82 |
| Charge per 1,000 gallons | |
| 0 – 7,000 gallons | \$ 4.59 |
| Over 7,000 gallons | \$ 5.74 |
- 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.

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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"	\$175.00	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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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

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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"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

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MISCELLANEOUS SERVICE CHARGES

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

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

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

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

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

LATE PAYMENT CHARGE – This charge 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
Violation Reconnection Charge	\$75.00	\$100.00
Premises Visit Charge	\$75.00	
Late Payment Charge	\$10.00	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(Continued on Sheet No. 16.1)

EFFECTIVE DATE – _____, 2024

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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: \$20.00 plus Actual Cost

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

EFFECTIVE DATE – _____, 2024

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INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

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

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SERVICE AVAILABILITY POLICY

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

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SERVICE AVAILABILITY CHARGES

Plant Capacity Charge

Per ERC -\$ 2,000.00

Meter Installation Charge

Builder will install the water meter as specified by Service Company at builder's expense.

EFFECTIVE DATE – _____, 2024

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INDEX OF STANDARD FORMS

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COPY OF CUSTOMER'S BILL	22.0

Sen Zhang
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CHIEF OPERATING OFFICER
TITLE

APPLICATION FOR WATER SERVICE

N/A

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CHIEF OPERATING OFFICER
TITLE

COPY OF CUSTOMER'S BILL

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