

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for grandfather water certificate in Citrus County by Citrus Waterworks, Inc. pursuant to Section 367.171(2), Florida Statutes	Docket No. 2023XXXX-WU Filed: August 1, 2024
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APPLICATION OF CITRUS WATERWORKS, INC. FOR GRANDFATHER WATER CERTIFICATE IN CITRUS COUNTY

Citrus Waterworks, Inc. (hereinafter referred to as "Citrus" or "Utility"), by and through its undersigned representative and pursuant to Sections 367.171(2), Florida Statutes (F.S.), and Chapter 25-30.035, Florida Administrative Code (F.A.C.), hereby files this Application for grandfather water certificate for its water systems in Citrus County.

I. UTILITY INFORMATION

1. The Utility's name as it should appear on its certificate and its mailing address are:

Citrus Waterworks, Inc.  
4939 Cross Bayou Blvd.  
New Port Richey, Florida 34652  
(727) 848-8292 (Telephone)  
(727) 848-7701 (Facsimile)

2. The names and addresses of the Utility's authorized representatives are:

Troy Rendell  
Vice President – Investor Owned Utilities  
U.S. Water Services Corporation  
4939 Cross Bayou Blvd.  
New Port Richey, Florida 34652  
(727) 848-8292 (Telephone)  
(727) 848-7701 (Facsimile)

RECEIVED-FPSC  
2024 AUG -2 PM 3:07  
COMMISSION  
CLERK

- COM \_\_\_\_\_
- AFD \_\_\_\_\_
- APA \_\_\_\_\_
- ECO Large Map
- ENG \_\_\_\_\_
- GCL \_\_\_\_\_
- IDM \_\_\_\_\_
- CLK \_\_\_\_\_

Check received with filing and forwarded to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check

MRS  
8/2/24

3. Citrus was incorporated on November 5, 2019 under the laws of Florida and is currently authorized to conduct business in Florida under registration number P19000085992. Attachment “A”.

4. The Utility consists of two water systems. Citrus acquired the utility from Sunshine Utilities of Central Florida on December 28, 2020.

5. Since the acquisition, Citrus has maintained the utility under the rules prescribed by the Florida Public Service Commission and maintains its books and records pursuant to the NARUC Uniform Systems of Accounts as prescribed in Rule 25-30.115, F.A.C.

6. The utility previously held Water Certificate No. 228-W issued by the Florida Public Service Commission under the name of Glen A Bland d/b/a Heights Water System. (See Order No. 8829, issued April 18, 1979)

7. Citrus has completed two Staff Assisted Rate Cases (SARCs) with the Citrus County Water and Wastewater Authority. The most recent SARC was approved by Final Order No. 24-02, Amended on January 29, 2024. (Exhibit G)

8. The names and addresses of the persons who own 5 percent or more of the Utility’s stock are:

Gary A. Deremer  
President and CEO  
4939 Cross Bayou Blvd  
New Port Richey, FL 34652

9. Citrus provides water service to approximately 158 residential customers consisting of single-family residential homes and mobile homes. All customers are water only residential with 5/8 x 3/4” meters.

10. A copy of this Application and supporting documents will be made available for public inspection regular business hours at the following address:

U.S. Water Services Corporation  
4939 Cross Bayou Blvd.  
New Port Richey, Florida 34652  
(727) 848-8292 (Telephone)

11. As previously stated, the current rates and charges were established on the Citrus County Water and Wastewater Authority approved by Final Order No. 24-02, Amended on January 29, 2024.

12. Except as may be specifically identified herein, Citrus does not know of any manner in which this Application deviates from the policies, procedures or guidelines prescribed by relevant Commission rules.

## **II. APPLICATION FOR GRANDFATHER WATER CERTIFICATE**

13. In accordance with Rule 25-30.035, F.A.C. and Form PSC 1003, a copy of Citrus Waterworks' application for grandfather water certificate, has been filed contemporaneously herewith.

13. Attached to the application as **Exhibit "C"** are recorded Warranty Deeds for each water treatment plant.

14. Attached to the application as **Exhibit "F"** are the approved and proposed Water Tariffs for approval.

15. Attached hereto as Attachment **"B"** is the Draft Proposed Customer Notice.

16. Attached to the application as **Exhibit "D"** are the system maps filed simultaneously herewith.

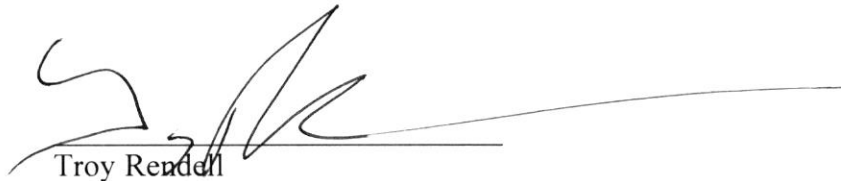
17. Attached hereto as **Exhibit "E"** are the current permits issued by the Department of Environmental Protection and Water Management District.

15. The appropriate filing fee of \$1,000 accompanies this Application as required by Section 367.145(2), F.S., and Rule 25-30.020, F.A.C., for the Utility's requested for grandfather certificate.

WHEREFORE, the Utility respectfully requests that the Commission:

- A. Accept jurisdiction of this Application;
- B. Grant Grandfather Water Certificate as requested herein;
- C. Grant Pass Through water rates for the regulatory assessment fees;
- C. Grant such further relief as the Commission deems fair, just, equitable and appropriate.

Respectfully submitted this 1<sup>st</sup> day of August 2024.



Troy Rendell  
Vice President – Investor Owned Utilities  
Citrus Waterworks, Inc.  
4939 Cross Bayou Blvd.  
New Port Richey, Florida 34652  
(727) 848-8292 (Telephone)

Attachment A

**Electronic Articles of Incorporation  
For**

P19000085992  
FILED  
November 05, 2019  
Sec. Of State  
ndmccleesam

CITRUS WATERWORKS, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

CITRUS WATERWORKS, INC.

**Article II**

The principal place of business address:

4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL. 34652

The mailing address of the corporation is:

4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL. 34652

**Article III**

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

**Article IV**

The number of shares the corporation is authorized to issue is:

1000

**Article V**

The name and Florida street address of the registered agent is:

WILLIAM T RENDELL  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL. 34652

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: WILLIAM T RENDELL

P19000085992  
FILED  
November 05, 2019  
Sec. Of State  
ndmccleessam

## Article VI

The name and address of the incorporator is:

WILLIAM T RENDELL  
4939 CROSS BAYOU BLVD

NEW PORT RICHEY, FL 34652

Electronic Signature of Incorporator: WILLIAM T RENDELL

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
GARY A DEREMBER  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL. 34652

Title: S  
WILLIAM T RENDELL  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL. 34652

## Article VIII

The effective date for this corporation shall be:

11/05/2019

**NOTICE OF APPLICATION FOR GRANDFATHER WATER CERTIFICATE**

**DOCKET NO. 2024XXX-WU**

**APPLICATION FOR GRANDFATHER WATER CERTIFICATE IN CITRUS COUNTY BY CITRUS  
WATERWORKS INC.**

**DATE OF CUSTOMER NOTICE – August XX, 2024**

Notice is hereby given that Citrus Waterworks, Inc. has filed an Application Grandfather Certificate in Citrus County Florida pursuant to Sections 367.171(2), Florida Statutes (F.S.), and Chapter 25-30.035, Florida Administrative Code.

Citrus Waterworks, Inc. water system provides service to the Blackwater Heights & Ellsworth Point communities in Citrus County, Florida. There is no proposed changes to the existing water rates and charges.

The current service territory to include all existing water customers currently being served is more particularly described as follows:

**WATER LEGAL DESCRIPTION**

Citrus Waterworks, North Service Territory

Commence at the Southwest corner of Section 06, Township 17 North, Range 18 East, Citrus County, Florida, thence run South 89° 19' 22.8" West 140.36 feet to the Point of Beginning; then continue South 81° 08' 26.09" West 189.92 feet, thence South 88° 26' 20.64" West 241.963 feet, thence North 45° 13' 22.40" West 95.085 feet, thence South 88° 55' 20.44" West 723.842 feet, thence run South 00° 18' 05.53" East 561.552 feet, thence run North 89° 37' 49.55" East 1211.924 feet, thence run North 00° 37' 43.04" East 536.241 feet, to the Point of Beginning.

Citrus Waterworks, South Service Territory

Commence at the Southwest corner of Section 06, Township 17 North, Range 18 East, Citrus County, Florida, thence run South 01° 02' 38.27" West 1241.582 feet to the Point of Beginning; then run South 88° 21' 51.33" West 2452.461 feet, thence South 53° 51' 48.07" West 305.526 feet, thence South 01° 18' 01.87" East 1152.143 feet, thence North 88° 44' 58.21" East 2675.942 feet, thence run North 00° 08' 18.35" West 1343.630 feet to the Point of Beginning.

For more information concerning this notice, please contact the Utility at the address below.

Citrus Waterworks, Inc.  
4939 Cross Bayou Blvd.  
New Port Richey, FL 34652  
Office: (727) 848-8292  
Fax: (727) 848-7701  
E-mail: trendell@uswatercorp.net

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

**Citrus Waterworks, Inc.**  
**Filing Fee Pursuant to Rule 25-30.020, Florida Administrative**  
**Code**

**Water**

Well #1 Capacity: 86,000 gpd  
Well # 2 Capacity: 100,000 gpd  
Total Capacity gpd 186,000 gpd

350 gpd per ERC: 350 gpd  
Number of ERCs 531 ERCs

Filing Fee: \$1,000



**FLORIDA PUBLIC SERVICE COMMISSION**

**INSTRUCTIONS FOR COMPLETING EXAMPLE  
APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION  
FOLLOWING RESCISSION OF JURISDICTION BY A COUNTY  
(GRANDFATHER CERTIFICATE)**

**(Pursuant to Section 367.171, Florida Statutes, and  
Rule 25-30.035, Florida Administrative Code)**

**General Information**

The attached form is an example application that may be completed by the applicant and filed with the Office of Commission Clerk to comply with Rule 25-30.035, Florida Administrative Code (F.A.C.). Any questions regarding this form should be directed to the Division of Engineering at (850) 413-6910.

**Instructions**

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

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

**APPLICATION FOR ORIGINAL CERTIFICATE FOLLOWING RESCISSION  
OF JURISDICTION BY A COUNTY (GRANDFATHER CERTIFICATE)**

**(Pursuant to Section 367.171, Florida Statutes, and  
Rule 25-30.035, Florida Administrative Code)**

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

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

**PART I APPLICANT INFORMATION**

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

Citrus Waterworks, Inc.

Utility Name

4939 Cross Bayou Blvd.

Office Street Address

New Port Richey

FL

34652

City

State

Zip Code

Mailing Address (if different from Street Address)

City

State

Zip Code

(727) 848-8292

Phone Number

(727) 848-7701

Fax Number

84-3592124

Federal Employer Identification Number

trendell@uswatercorp.net

E-Mail Address

www.mywaterservice.com

\_\_\_\_\_  
Website Address

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

Troy Rendell

\_\_\_\_\_  
Name

4939 Cross Bayou Blvd.

\_\_\_\_\_  
Mailing Address

New Port Richey

FL

34652

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

(727) 848-8292

\_\_\_\_\_  
Phone Number

(727) 848-7701

\_\_\_\_\_  
Fax Number

trendell@uswatercorp.net

\_\_\_\_\_  
E-Mail Address

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

Corporation

P19000085992

\_\_\_\_\_  
Number

Limited Liability

Company

\_\_\_\_\_  
Number

Partnership

\_\_\_\_\_  
Number

Limited Partnership

\_\_\_\_\_  
Number

Limited Liability Partnership

\_\_\_\_\_  
Number

Sole Proprietorship

Association

Other

(Specify)

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

Fictitious Name (d/b/a) \_\_\_\_\_  
Registration Number

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

Gary Deremer  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART II** **GRANDFATHER CERTIFICATE**

**A) DESCRIPTION OF SERVICE**

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

This is a water only utility. Residents have septic tanks.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Exhibit \_\_\_\_ - Provide the date the utility was established.

Sometime in the 1970's - exact date unknown  
\_\_\_\_\_

3) Exhibit \_\_\_\_ - Provide a description of the types of customers served, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, or commercial.

Single family homes and mobile homes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) Exhibit A - Provide a schedule showing the number of customers currently served, by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully developed.

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

- 1) Exhibit B - Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C. The utility must provide documentation of the territory the utility was serving, or was authorized to serve, from the county which had jurisdiction over the utility on the day Chapter 367, Florida Statutes, became applicable to the utility.
- 2) Exhibit C - Provide documentation of the utility's right to continued long-term use of the land upon which the utility treatment facilities are located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded long-term lease, such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the certificate.
- 3) Exhibit D - Provide a detailed system map showing existing and proposed lines and treatment facilities with the territory proposed to be served plotted thereon, consistent with the legal description provided in B-1 above. Any territory not served at the time of the application shall be specifically identified on the system map. The map shall be of sufficient scale and detail to enable correlation with the description of the territory proposed to be served.
- 4) Exhibit D - Provide an official county tax assessment map or other map showing township, range, and section with a scale such as 1"=200' or 1"=400', with the proposed territory plotted thereon, consistent with the legal description provided in B-1 above.
- 5) Exhibit E - Provide a copy of all current permits from the Department of Environmental Protection (DEP) and the water management district.

C) **PROPOSED TARIFF AND RATE INFORMATION**

- 1) Exhibit F - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.035, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

- 2) Exhibit G - Provide documentation, or, if no documentation exists, a statement, specifying on what date and under what authority the current rates and charges were established.

The current rates were established by the Citrus County Water and Wastewater Authority. See Final Order No. 24-02, Amended on January 29, 2024

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**PART III**

**SIGNATURE**

Please sign and date the utility's completed application.

APPLICATION SUBMITTED  
BY:



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Applicant's Signature

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Troy Rendell  
Applicant's Name (Printed)

---

Vice President - Secretary  
Applicant's Title

---

August 1, 2024  
Date

## **Exhibit A**

There are 170 meters connected to the water system.

However, 10 meters are turned off. There are also several inactive accounts.

### Currently billing:

152 Residential customers all with 5/8 x 3/4" meters

1 Commercial customer with 5/8 x 3/4" meter

There are a total of 236 lots in the service area. There are numerous private wells providing water service to existing homes.

There have been five (5) new connections since acquisition.

**Exhibit B**

Citrus Waterworks, North Service Territory

Commence at the Southwest corner of Section 06, Township 17 North, Range 18 East, Citrus County, Florida, thence run South  $89^{\circ} 19' 22.8''$  West 140.36 feet to the Point of Beginning; then continue South  $81^{\circ} 08' 26.09''$  West 189.92 feet, thence South  $88^{\circ} 26' 20.64''$  West 241.963 feet, thence North  $45^{\circ} 13' 22.40''$  West 95.085 feet, thence South  $88^{\circ} 55' 20.44''$  West 723.842 feet, thence run South  $00^{\circ} 18' 05.53''$  East 561.552 feet, thence run North  $89^{\circ} 37' 49.55''$  East 1211.924 feet, thence run North  $00^{\circ} 37' 43.04''$  East 536.241 feet, to the Point of Beginning.

Citrus Waterworks, South Service Territory

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## EXHIBIT C

**Documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided that the applicant files a recorded copy within the time required in the order granting the transfer.**

See attached deed.

Parcel I.D. No.

18E17S060130 000E0 0020

18E17S060140 000E0 0370

18E16S310210 00070 0090

18E17S060120 000C0 0310

This Instrument Prepared by/Return to:

**Stephen C. Booth, Esq.**  
**BOOTH & COOK, P.A.**  
7510 Ridge Rd.  
Port Richey, FL 34668  
File #19-694-MI

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE FROM INFORMATION GIVEN BY THE PARTIES HEREIN. MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION IS NEITHER GUARANTEED NOR INSURED.

**Consideration: \$11,300.00**

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**QUIT CLAIM DEED AND ASSIGNMENT**

**THIS INDENTURE**, made this 21<sup>st</sup> day of December, 2020, Between **SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC.**, a Florida corporation and **CH UTILITY HOLDINGS, LLC**, a Florida limited liability company, as their interests may appear, Party of the First Part or Grantor, whose Post Office Address is: 10230 E. Highway 25, Belleview, FL 34420, and **CITRUS WATERWORKS, INC.**, a Florida corporation, Party of the Second Part or Grantee, whose post office address is: 4939 Cross Bayou Blvd., New Port Richey, FL 34652;

**WITNESSETH**, that the said Party of the First Part/Grantor, for and in consideration of the sum of Ten Dollars, in hand paid by the said Party of the Second Part/Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release, assign and quitclaim unto the said Party of the Second Part/Grantee all the right, title, interest, claim and demand which the said Party of the First Part/Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to wit:

See the attached Exhibit "A"; TOGETHER WITH all interest of Grantor in and to the real property arising from that certain Final Judgment Quieting Title in re: Sunshine Utilities of Central Florida, Inc. vs. Sportsmen's Developing Corporation, et alia, under Case No. 2020-CA-156 in the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida recorded in O.R. Book 3109, Page 2478;

**IN WITNESS WHEREOF**, the said party of the First Part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Grantor/Party of the First Part:  
CH Utility Holdings, LLC,  
a Florida limited liability company

Judith Blake  
Judith Blake  
Print name of first witness

Clarise Hodges  
Clarise Hodges, Manager

Thomas J. Dobbins  
THOMAS J. DOBBINS  
Print name of second witness

State of Florida; County of MARION:

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Clarise Hodges, as Manager of CH Utility Holdings, LLC, a Florida limited liability company,

who is personally known to me or  
\_\_\_\_\_ who has produced \_\_\_\_\_ (type of identification) as identification,  
and  
 appeared in my physical presence, or \_\_\_\_\_ by means of online notarization,

and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same freely and voluntarily for the purposes therein expressed.

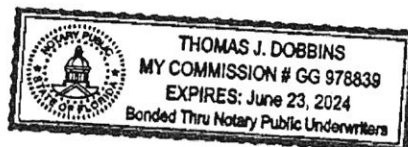
WITNESS my hand and official seal in the County and State aforesaid this 21<sup>st</sup> day of December, 2020.

my commission expires:

Thomas J. Dobbins  
Notary Public

seal

Printed, typed or stamped name of notary



IN WITNESS WHEREOF, this instrument shall be effective as of the date first above written.

Signed, sealed and delivered in the presence of:

Judith Slyke  
Signature

Judith Slyke  
Type/print name of witness

[Signature]  
Signature

THOMAS J DOBBINS  
Type/print name of witness

SELLER:

Sunshine Utilities of Central Florida, Inc.  
A Florida corporation

[Signature]  
Dewaine W. Christmas, President

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2020 by Dewaine W. Christmas as President of Sunshine Utilities of Central Florida, a Florida corporation, on behalf of the corporation. He appeared in my physical presence and is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

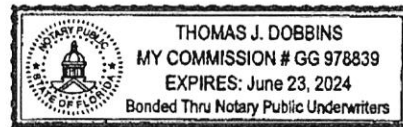


Exhibit "A"  
Legal Description

Parcel 1:

The South 40 feet of Lot 2, lying in Block E of BACKWATERS HEIGHTS UNIT 3, according to the map or plat thereof as recorded in Plat Book 4, Page 104, of the Public Records of Citrus County, Florida, and

Parcel 2:

Lot 37, lying in Block E, BACKWATERS HEIGHTS, Unit 4, according to the map or plat thereof as recorded in Plat Book 5, Page 69, of the Public Records of Citrus County, Florida, and

Parcel 3 (Easement Interest Parcel):

The South 30 feet of the East 10 feet of Lot 31, and the South 30 feet of the West 10 feet of Lot 32, Block C, BACKWATERS HEIGHTS Unit 2, as recorded in Plat Book 4, Page 51, of the Public Records of Citrus County, Florida.

TOGETHER WITH any and all easements for utilities benefitting the above described properties and The Heights water system, and

TOGETHER WITH the extended lines in Potter's Field, Withlacoochee Heights, and all rights, interests and equities presently held by Grantor/First Party/Seller in and to said easements held and utilized for the purposes of water distribution in Backwater Heights, Units 1 through 5, including the Easement Agreement from Spring to Bland as recorded in O.R. Book 433, Page 638, Public Records of Citrus County, Florida, and assigned in O.R. Book 3040, Page 2470.

TOGETHER with The Heights water system, all real property pertaining thereto, and all permits, easements, Public Service Commission Certificates, engineering reports, licenses, blueprints, specifications, and other data and/or material pertinent to the existence and operation of The Heights water system.

Parcel 4:

Lot 9, Block 7, ELLSWORTH POINT SUBDIVISION, FIRST ADDITION, according to the map or plat thereof recorded in Plat Book 3, Page 123 of the Public Records of Citrus County, Florida.

Prepared by/Record & Return to:  
Thomas J. Dobbins, Esquire  
Trow & Dobbins, P.A.  
1301 NE 14th Street  
Ocala, Florida 34470-4641  
(352) 369-8830

For Recorder's Use Only

RECORD AND RETURN TO

**ASSIGNMENT OF EASEMENT**

I, CLARISE G. HODGES, individually and DEWAINE CHRISTMAS AND JAMES HODGES, JR. AS SUCCESSOR CO-TRUSTEES OF THE HODGES FAMILY REVOCABLE TRUST DATED JULY 31, 2010 ("Assignors"), for Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, hereby sells, transfers, assigns, delivers, sets-over and conveys to SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC, a Florida corporation ("Assignee"), its successors and assigns, all their right, title and interest in, to and under the Easement Agreement dated May 29, 1976 as recorded in the Public Records of Citrus County, Florida at Official Records Book 433, Page 638 of the Public Records of Citrus County, Florida and the easement and rights described therein.

DONE this 11th day of February 2020.

Witnesses as to Assignors:

[Signature]  
Print Name: Thomas J. Dobbins  
[Signature]  
Print Name: Shelly M. Rosado

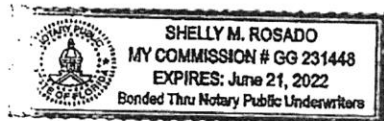
ASSIGNORS:

[Signature]  
CLARISE G. HODGES  
7620 SE 25th Avenue  
Ocala, FL 34480  
[Signature]  
DEWAINE CHRISTMAS, AS  
SUCCESSOR CO-TRUSTEE OF THE  
HODGES FAMILY REVOCABLE TRUST  
DATED JULY 31, 2010  
310 Larch Road  
Ocala, FL 34480

STATE OF FLORIDA  
COUNTY OF MARION

10<sup>th</sup> The foregoing instrument was acknowledged and executed before me this 10<sup>th</sup> day of February 2020, by CLARISE G. HODGES, individually and DEWAINE CHRISTMAS as SUCCESSOR CO-TRUSTEE OF THE HODGES FAMILY REVOCABLE TRUST DATED JULY 31, 2010, who appeared in person before me, not online. Such person: (notary must check applicable box)

- are personally known to me.
- produced a current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
State of Florida, at Large  
My Commission Expires:

Witnesses as to Assignor:

Judy Syke  
Print Name: Judy Syke

Shelly M. Rosado  
Print Name: Shelly M. Rosado

ASSIGNOR:

James Hodges  
JAMES HODGES, JR., AS  
SUCCESSOR CO-TRUSTEE OF THE  
HODGES FAMILY REVOCABLE TRUST  
DATED JULY 31, 2010  
310 Larch Road  
Ocala, FL 34480

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged and executed before me this 11<sup>th</sup> day of February 2020, by JAMES HODGES, JR. as SUCCESSOR CO-TRUSTEE OF THE HODGES FAMILY REVOCABLE TRUST DATED JULY 31, 2010, who appeared in person before me, not online. Such person: (notary must check applicable box)

- are personally known to me.
- produced a current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.



Shelly M. Rosado  
Notary Public  
State of Florida, at Large  
My Commission Expires:

**Title Disclaimer**

This instrument was prepared by Thomas J. Dobbins, Esquire at the request of Grantors and title to the lands described herein has not been examined and no warranty or other representation is made and no opinion (either expressed or implied) is given by Chester J. Trow as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances.

Recording \$ ~~23~~<sup>28</sup>  
Doc Stamps \$ 0.70

For Recorder's Use Only

Prepared by/Record & Return to:  
Thomas J. Dobbins, Esquire  
Trow & Dobbins, P.A.  
1301 NE 14<sup>th</sup> Street  
Ocala, FL 34470-4641  
(352) 369-8830

RECORD AND  
RETURN TO

**WARRANTY DEED**

THIS INDENTURE, made this 11<sup>th</sup> day of February 2020 by and between CLARISE G. HODGES, individually whose mailing address is 7620 SE 25<sup>th</sup> Avenue, Ocala, of the County of Marion, State of Florida 34480 and DEWAINIE CHRISTMAS AND JAMES HODGES, JR. AS SUCCESSOR CO-TRUSTEES OF THE HODGES FAMILY REVOCABLE TRUST DATED JULY 31, 2010, whose mailing address is 310 Larch Road, Ocala, of the County of Marion, State of Florida 34480, GRANTORS, and SUNSHINE UTILITIES OF CENTRAL FLORIDA, INC., a Florida corporation, whose mailing address is 10230 East Hwy 25, Belleview, of the County of Marion, State of Florida 34420, GRANTEE.

WITNESSETH, that the said GRANTORS for and in consideration of the sum of Ten and no/100 Dollars, to them in hand paid by the said GRANTEE have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever the following-described land:

Lot 37, Block E, Backwaters Heights, Unit 4, according to the map or plat thereof as recorded in Plat Book 5, Page 69, Public Records of Citrus County, Florida.

Citrus County Property Appraiser's Parcel Number: 18E17S060140 000E0 0370

and

The South 40 Feet of Lot 2, Block E, Backwaters Heights, Unit 3, according to the map or plat thereof as recorded in Plat Book 4, Page 105, Public Records of Citrus County, Florida.

Citrus County Property Appraiser's Parcel Number: 18E17S060130 000E0 0020

together with all tenements, hereditaments, and appurtenances thereto, belonging or in any way appertaining, to have and to hold in the same in fee simple forever.



SUBJECT to Easements, Agreements, Covenants, and Restriction of record which shall not be re-imposed hereby.

SUBJECT to taxes for 2020 and thereafter.

The GRANTORS herein certify that the real property described herein is not their homestead, the homestead of any of their dependents, nor is it contiguous thereto.

The said GRANTORS do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTORS have signed their names the day and year above written.

Witnesses as to Grantors:

[Signature]  
Print Name: Sally Slyke  
[Signature]  
Print Name: Shelly M. Rosado

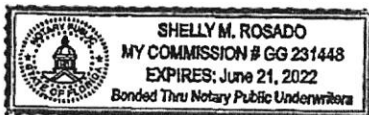
GRANTORS:

[Signature]  
CLARISE G. HODGES  
[Signature]  
DEWAINE CHRISTMAS, AS  
SUCCESSOR CO-TRUSTEE OF THE  
HODGES FAMILY REVOCABLE TRUST  
DATED JULY 31, 2010

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged and executed before me this 10<sup>th</sup> day of February 2020, by CLARISE G. HODGES, individually and DEWAINE CHRISTMAS as SUCCESSOR CO-TRUSTEE OF THE HODGES FAMILY REVOCABLE TRUST DATED JULY 31, 2010, who appeared in person before me, not online. Such person: (notary must check applicable box)

- are personally known to me.
- produced a current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
State of Florida, at Large  
My Commission Expires:

Witnesses as to Grantor:

[Signature]  
Print Name: Dorinda Stewart

[Signature]  
Print Name: Shelly M. Rosado

GRANTOR:

[Signature]  
JAMES HODGES, JR., AS  
SUCCESSOR CO-TRUSTEE OF THE  
HODGES FAMILY REVOCABLE TRUST  
DATED JULY 31, 2010

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged and executed before me this 11<sup>th</sup> day of February 2020, by JAMES HODGES, JR. as SUCCESSOR CO-TRUSTEE OF THE HODGES FAMILY REVOCABLE TRUST DATED JULY 31, 2010, who appeared in person before me, not online. Such person: (notary must check applicable box)

- are personally known to me.
- produced a current Florida Driver's License as identification.
- produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
State of Florida, at Large  
My Commission Expires:

**Title Disclaimer**

This instrument was prepared by Thomas J. Dobbins, Esquire at the request of Grantors and title to the lands described herein has not been examined and no warranty or other representation is made and no opinion (either expressed or implied) is given by Chester J. Trow as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances.

System Map and Service Area

Territory Description

**EXHIBIT E**

**A copy of the utility's current permits from the DEP and the water management district.**

See attached.

# U.S. Water<sup>®</sup>

## Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management, Construction

Mr. Jorge Perez  
Potable Water Program  
Florida Department of Environmental Protection, Southwest District  
13051 N Telecom Pkwy #101  
Temple Terrace, FL 33637

January 28, 2021

RE: Change in Ownership of Public Water System.  
Project: Citrus Waterworks, Inc. Water System – Blackwater Heights Water System  
Citrus County, Florida  
PWS ID: 609-0099

Dear Mr. Perez:

This correspondence is to notify the FDEP of the sale and subsequent Change in Ownership of the Blackwater Heights Water System. On December 21, 2020, the legal transfer of the water system was completed. The following information is provided for your information:

**FORMER WATER SYSTEM OWNER:**

Public Water system Name: Sunshine Utilities #6 – Blackwater Heights Water System  
Previous Owner: Sunshine Utilities of Central Florida, Inc.

**NEW WATER SYSTEM OWNER:**

New Owner: Gary Deremer, President of Citrus Waterworks, Inc.  
New PWS Name: Blackwater Heights Water System  
Designated Responsible Official: Gary Deremer, President  
Mailing Address: 4939 Cross Bayou Blvd., New Port Richey, FL 34652  
Telephone: (727) 848-8292, Fax: (727) 848-7701, Email Address: gderemer@uswatercorp.net

Sincerely,



Mo Kader, P.E.  
U.S. Water Services Corporation  
Phone: 727-243-5875, Email: mkader@uswatercorp.net

MK/mk  
Attachment



**WATER TREATMENT FACILITIES**  
FDEP Southwest District

**NOTIFICATION BY THE EXISTING PERMITTEE**

I, **Dewaine W. Christmas**, being the president of Sunshine Utilities of Central Florida, Inc., request to have Sunshine Utilities #6/Blackwater Heights Water System (PWS ID# 609-0099) transferred to Citrus Waterworks, Inc.



-----  
Dewaine W. Christmas      1/25/21  
President  
Sunshine Utilities of Central Florida, Inc.

**STATEMENT FROM THE NEW OWNER**

I, **Gary Deremer**, being the President of Citrus Waterworks, Inc., accept ownership and responsibility for the Citrus Waterworks, Inc., Sunshine Utilities #6/Blackwater Heights Water System (PWS ID# 609-0099) and affirm that Citrus Waterworks, Inc., will be bound by all terms and conditions associated with the operations of the Water System. The new name of the water system will be Citrus Waterworks, Inc. Blackwater Heights Water System.



-----  
Gary Deremer      1-26-2021  
President  
Citrus Waterworks, Inc.  
4939 Cross Bayou Boulevard  
New Port Richey, FL 34652

# U.S. Water<sup>®</sup> Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management, Construction

Mr. Jorge Perez  
Potable Water Program  
Florida Department of Environmental Protection, Southwest District  
13051 N Telecom Pkwy #101  
Temple Terrace, FL 33637

January 28, 2021

RE: Change in Ownership of Public Water System.  
Project: Citrus Waterworks, Inc. Water System – Ellsworth Water System  
Citrus County, Florida  
PWS ID: 609-0523

Dear Mr. Perez:

This correspondence is to notify the FDEP of the sale and subsequent Change in Ownership of the Ellsworth Water System. On December 21, 2020, the legal transfer of the water system was completed. The following information is provided for your information:

**FORMER WATER SYSTEM OWNER:**

Public Water system Name: Sunshine Utilities #7 – Ellsworth Water System  
Previous Owner: Sunshine Utilities of Central Florida, Inc.

**NEW WATER SYSTEM OWNER:**

New Owner: Gary Deremer, President of Citrus Waterworks, Inc.  
New PWS Name: Ellsworth Water System  
Designated Responsible Official: Gary Deremer, President  
Mailing Address: 4939 Cross Bayou Blvd., New Port Richey, FL 34652  
Telephone: (727) 848-8292, Fax: (727) 848-7701, Email Address: gderemer@uswatercorp.net

Sincerely,



Mo Kader, P.E.  
U.S. Water Services Corporation  
Phone: 727-243-5875, Email: mkader@uswatercorp.net

MK/mk  
Attachment





State of Florida  
**Department of Environmental Protection**  
**Public Drinking Water System (PWS) Update**

At least thirty (30) days notice is to be given the Department prior to the proposed sale, or transfer of ownership, of a public water system. 62-555.365, Florida Administrative Code

**DEP RECORDS CURENTLY SHOWS THE FOLLOWING:**

<b>Facility Name &amp; PWS ID No.:</b>	Citrus Waterworks, Inc.	
<b>Facility Owner's Name:</b>	Gary Derermer	
Mailing Address:	4939 Cross Bayou Blvd, New Port Richey, FL 34652	
Phone No.:	727-777-2508	
<b>Facility Contact or Agent:</b>	Troy Rendell	
Mailing Address:	(same as above)	
Phone No.:	727-777-2508	
<b>Licensed Operator's Name &amp; License No.:</b>	Citrus Waterworks, Inc.	
Phone:	727-848-8292	

**PLEASE INDICATE CHANGES BELOW**

<b>Facility Name &amp; PWS ID No.:</b>	<b>Citrus Waterworks , Inc Ellsworth Point Water System</b> <b>PWS ID# 609-0523</b>	
Facility Address:	11927 N. Ellsworth Terrace, Dunnellon, FL 34433	
Facility Phone & Fax No.:	727-848-8292	727-848-7701
<b>Owner's Name:</b>	Citrus Waterworks, Inc.	
Mailing Address:	4939 Cross Bayou Blvd, New Port Richey, FL 34652	
<b>Email Address:</b>	gderemer@uswatercorp.net	
<b>Facility Contact or Agent:</b>	Gary Derermer, President	
Mailing Address:	4939 Cross Bayou Blvd., New Port Richey, FL 34652	
<b>Email Address:</b>	gderermer@uswatercorp.net	
<b>Licensed Operator's Name &amp; License No.:</b>	U.S. Water Services Corporation	
Mailing Address:	4939 Cross Bayou Blvd., New Port Richey, FL 34652	
<b>Email Address:</b>	spurviance@uswatercorp.net	
<b>Property Owner &amp; Phone No.:</b>	Citrus Waterworks, Inc.	(727) 848-8292
Mailing Address:	4939 Cross Bayou Blvd, New Port Richey, FL 34652	
<b>Effective Date for Changes:</b>	12/21/2020	
Submitted by:	Citrus Waterworks, Inc.	


Please complete the Email and/or Fax number fields above, as we have moved to an electronic correspondence system for reminders, inspection reports, and other important advisories.

**Mail completed form to:** DEP Southwest District  
 Drinking Water Compliance/Enforcement  
 13051 North Telecom Parkway #101  
 Temple Terrace, FL 33637

**WATER TREATMENT FACILITIES**  
FDEP Southwest District

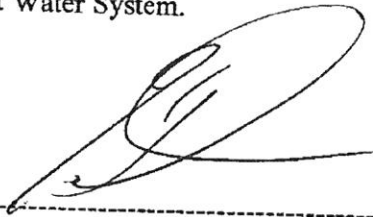
**NOTIFICATION BY THE EXISTING PERMITTEE**

I, **Dewaine W. Christmas**, being the president of Sunshine Utilities of Central Florida, Inc., request to have Sunshine Utilities #7/Ellsworth Point Water System (PWS ID# 609-0523) transferred to Citrus Waterworks, Inc.

  
-----  
Dewaine W. Christmas  
President  
Sunshine Utilities of Central Florida, Inc.  
1/25/21

**STATEMENT FROM THE NEW OWNER**

I, **Gary Deremer**, being the President of Citrus Waterworks, Inc., accept ownership and responsibility for the Citrus Waterworks, Inc., Sunshine Utilities #7/Ellsworth Point Water System (PWS ID# 609-0523) and affirm that Citrus Waterworks, Inc., will be bound by all terms and conditions associated with the operations of the Water System. The new name of the water system will be Citrus Waterworks, Inc. Ellsworth Point Water System.

  
-----  
Gary Deremer  
President  
Citrus Waterworks, Inc.  
4939 Cross Bayou Boulevard  
New Port Richey, FL 34652  
1-26-2021



# FLORIDA DEPARTMENT OF Environmental Protection

Southwest District Office  
13051 North Telecom Parkway #101  
Temple Terrace, Florida 33637-0926

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

\March 31, 2023

Sharon Purviance, Utility Manager  
Citrus Waterworks Inc.  
4939 Cross Bayou Boulevard  
New Port Richey, Florida 34652  
[spurviance@uswatercorp.net](mailto:spurviance@uswatercorp.net)

Re: Compliance Assistance Offer Closure Letter  
Backwater Heights  
PWS ID 6090099  
Citrus County

Dear Ms. Purviance:

Department personnel conducted a Sanitary Survey of the above-referenced system on March 7, 2023. Based on the information provided following the inspection, the system was determined to be in compliance, and any non-compliance items which may have been identified at the time of the inspection have been corrected.

The Department appreciates your efforts to maintain this system in compliance with state and federal rules. Should you have any questions or comments, please contact Jessie Standridge at (813)470-5736, or via e-mail at: [Jessie.Standridge@FloridaDEP.gov](mailto:Jessie.Standridge@FloridaDEP.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "JSB".

James S. Brock  
Environmental Manager  
Compliance Assurance Program  
SWD District  
Florida Department of Environmental Protection

cc: Jeff Hines, U.S. Water, [jhines@uswatercorp.net](mailto:jhines@uswatercorp.net)  
Jessie Hinojosa, U.S. Water, [jhinojosa@uswatercorp.net](mailto:jhinojosa@uswatercorp.net)  
James Brock, FDEP, [James.Brock@FloridaDEP.gov](mailto:James.Brock@FloridaDEP.gov)  
Jessie Standridge, FDEP, [Jessie.Standridge@FloridaDEP.gov](mailto:Jessie.Standridge@FloridaDEP.gov)

**EXHIBIT F**  
**Rule 25-30.037(2)(u)**

**Current Water Tariff**

See Attached.

WATER TARIFF

CITRUS WATERWORKS, INC.  
NAME OF COMPANY

---

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

\_\_\_\_\_  
CITRUS WATERWORKS, INC.  
NAME OF COMPANY

\_\_\_\_\_  
4939 CROSS BAYOU BLVD.  
NEW PORT RICHEY, FL 34652  
\_\_\_\_\_  
(ADDRESS OF COMPANY)

(727) 848-8292  
(888) 228-2134

\_\_\_\_\_  
(Business & Emergency Telephone Numbers)

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

WATER TARIFF

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Rates and Charges Schedules .....	12.0; 13.0
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Service Availability Policy and Charges .....	19.0; 20.0
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Technical Terms and Abbreviations .....	5.0
Territory Authority .....	2.0

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 09W

COUNTY - CITRUS

FPSC ORDER(s) APPROVING TERRITORY SERVED -

Order Number

Date Issued

Docket Number

Filing Type

EFFECTIVE DATE -

TYPE OF FILING – Grandfather Certificate

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE



DESCRIPTION OF TERRITORY SERVED

**Water Service Territory  
Citrus County**

Ellsworth Point Subdivision, Plat Book 2, Page 77, Public Records of Citrus County, Florida

Ellsworth Point First Addition, Plat Book 3, Page 123, Public Records of Citrus County, Florida

Ellsworth Point Second Addition, Plat Book 3, Page 136, Public Records of Citrus County, Florida

Blackwater Heights Subdivision, Plat Book 4, Page 2, Public Records of Citrus County, Florida

Blackwater Heights Subdivision, Plat Book 1, Page 51, Public Records of Citrus County, Florida

Blackwater Heights Subdivision, Plat Book 4, Page 105, Public Records of Citrus County, Florida

Blackwater Heights Subdivision, Plat Book 5, Page 69, Public Records of Citrus County, Florida

Blackwater Heights Subdivision, Plat Book 7, Page 113, Public Records of Citrus County, Florida

Citrus Waterworks, North Service Territory

Commence at the Southwest corner of Section 06, Township 17 North, Range 18 East, Citrus County, Florida, thence run South 89° 19' 22.8" West 140.36 feet to the Point of Beginning; then continue South 81° 08' 26.09" West 189.92 feet, thence South 88° 26' 20.64" West 241.963 feet, thence North 45° 13' 22.40" West 95.085 feet, thence South 88° 55' 20.44" West 723.842 feet, thence run South 00° 18' 05.53" East 561.552 feet, thence run North 89° 37' 49.55" East 1211.924 feet, thence run North 00° 37' 43.04" East 536.241 feet, to the Point of Beginning.

Citrus Waterworks, South Service Territory

Commence at the Southwest corner of Section 06, Township 17 North, Range 18 East, Citrus County, Florida, thence run South 01° 02' 38.27" West 1241.582 feet to the Point of Beginning; then run South 88° 21' 51.33" West 2452.461 feet, thence South 53° 51' 48.07" West 305.526 feet, thence South 01° 18' 01.87" East 1152.143 feet, thence North 88° 44' 58.21" East 2675.942 feet, thence run North 00° 08' 18.35" West 1343.630 feet to the Point of Beginning.

EFFECTIVE DATE -

TYPE OF FILING – Grandfather Certificate

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
Citrus	Blackwater Heights	GS, RS	12.0, 13.0
Citrus	Ellsworth Point	GS, RS	12.0, 13.0

EFFECTIVE DATE -

TYPE OF FILING – Grandfather Certificate

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
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 Florida Public Service 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 CITRUS WATERWORKS, INC.
- 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.

(Continued to Sheet No.5.1)

EFFECTIVE DATE -

TYPE OF FILING – Grandfather Certificate

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

(Continued from Sheet No .5.0

- 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.

EFFECTIVE DATE -

TYPE OF FILING – Grandfather Certificate

\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

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(Continued to Sheet No. 6.1)

\_\_\_\_\_  
 GARY DEREMER  
 ISSUING OFFICER

\_\_\_\_\_  
 PRESIDENT  
 TITLE

(Continued from Sheet No. 6.0)

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\_\_\_\_\_  
GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.
- The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.
- 2.0 TARIFF DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application may be required prior to the initiation of service.
- 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)

EFFECTIVE DATE -

TYPE OF FILING – Grandfather Certificate

GARY DEREMER  
ISSUING OFFICER

PRESIDENT  
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)

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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)

EFFECTIVE DATE -

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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.

EFFECTIVE DATE -

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INDEX OF RATES AND CHARGES SCHEDULES

	<u>Sheet Number</u>
Customer Deposits .....	15.0
General Service, GS.....	12.0
Meter Test Deposit .....	16.0
Miscellaneous Service Charges .....	17.0
Residential Service, RS.....	13.0

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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" Meters	\$16.80
3/4" Meters	\$25.12
1" Meters	\$41.94
2" Meters	\$83.83
3" Meters	\$134.14
Gallonage Charge (per 1,000 gallons)	\$ 3.11

- 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 -
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PRESIDENT  
TITLE

RESIDENTIAL SERVICE

RATE SCHEDULE RS

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

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4" Meters	\$16.80
3/4" Meters	\$25.12
1" Meters	\$41.94
2" Meters	\$83.83
3" Meters	\$134.14
Gallorage Charge	\$ 3.11

- 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 -
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PRIVATE FIRE PROTECTION

RATE SCHEDULE PFP

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For private fire protection to customers.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - NA
- RATE - N/A
- 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 -

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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</u>	<u>General Service</u>
5/8" x 3/4"	\$100.00	2 x average bill
All Others	N/A	2 x average 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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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.

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 - A premises visit charge is levied when a service representative visits a premises to discontinue service for nonpayment of a due and collectible bill and the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill and service is not discontinued. A premises visit charge is also levied when a service representative visits a premises at the customer's request to (1) initiate service, (2) temporarily disconnect service, (3) reconnect service after a temporary discontinuance, or (4) assess a service issue and it is found to be the customer's responsibility.

LATE PAYMENT CHARGE - This charge may be levied when payment has not been made within 21 days after the bill has been mailed or presented.

RETURN CHECK 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 customer's banking institution.

Water Miscellaneous Service Charges

	Normal Hours	After Hours
Violation Reconnection Fee	\$30.00	\$40.00
Premises Visit Fee	\$30.00	\$30.00
Late Payment Charge	\$ 10.00	
Non-Sufficient Funds (NSF) Charge	Pursuant to Section 68.065(2), F.S.	

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INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

<u>Description</u>	<u>Sheet Number</u>
Schedule of Charges .....	20.0
Service Availability Policy .....	19.0

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SERVICE AVAILABILITY POLICY

The Utility will supply water service to any prospective Customer within the service territory of the Utility, subject to the following conditions:

Customer completes an application for service and pays all pertinent fees and charges required by the Utility.

Customer installs, maintains responsibility for, and allows Utility inspection of all service facilities beyond the Point-of-Delivery.

Customer pays all costs incurred by the Utility if an extension of Utility facilities are required in order to serve Customer.

The Utility shall furnish water plant treatment capacity to meet the stipulated water requirements of the Customer.

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SERVICE AVAILABILITY CHARGES

Initial Connection Charge ..... \$1,000.00  
(includes water meter)

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INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR WATER SERVICE .....	22.0
COPY OF CUSTOMER'S BILL .....	23.0

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COPY OF CUSTOMER'S BILL

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GARY DEREMER  
ISSUING OFFICER

\_\_\_\_\_  
PRESIDENT  
TITLE

**FINAL ORDER NO. 24-02 (Amended)  
CITRUS COUNTY WATER AND WASTEWATER AUTHORITY**

**A FINAL ORDER OF THE CITRUS COUNTY WATER AND WASTEWATER AUTHORITY, PURSUANT TO CITRUS COUNTY CODE OF ORDINANCE, SECTION 102.255 (b), PROVIDING FOR THE FIXING OF RATES THAT ARE JUST, REASONABLE, COMPENSATORY, AND NOT UNFAIRLY DISCRIMINATORY; APPROVING SUCH CHANGES FOR CITRUS WATER WORKS, INC.; PROVIDING FOR CUSTOMER NOTICE; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Citrus County Code 102-253, establish the Citrus County Water and Wastewater Authority (AUTHORITY) and provides for specific powers and duties including that of issuing final orders in the matter of rates; and

**WHEREAS** Citrus County Code 102-255 (b) provides for Staff Assisted Rate Case; and

**WHEREAS** on September 29, 2024, Citrus Water Works, Inc. (Utility) notified the Office of Utility Regulation of its intent to submit application for Staff Assisted Rate Case for Citrus Water Works, Inc.; and

**WHEREAS**, on January 11, 2024, Raftelis provided a report on the Staff Assisted Rate Case which was subsequently adjusted to reflect changes in the potential recovery in certain operating expenses and taxes other than income taxes and the Water and Wastewater Authority Board provided direction at the January 29, 2024, meeting on certain matters; and

**WHEREAS** Staff recommends approval of the amended final order including the adjustments to the January 11, 2024 SARC analysis as being fair and reasonable and that the rates should be modified to account for the increased property tax expenses and should be further modified for the increase in cost for the general liability insurance payments and that the Utility should pursue the reimbursement for the property loss to provide a reduction in rate base due to the receipt of contributed capital to offset the capital costs. If both adjustments were recognized in the rate analysis, the identified rate adjustment would increase from 20.4% to approximately 24.5% and result in an additional increase from what is presented in the SARC analysis by \$0.98 per month for the typical residential bill (average bill will further increase from \$29.18 to \$30.16 per month) and when compared to the average monthly bill at the existing rates of \$24.24, the overall average monthly bill would increase by be \$5.92 to \$30.16.

**WHEREAS** Staff recommends that the Utility be further allowed to file for an adjustment to the rates for water service no earlier than ninety (90) days after the adoption of this order and the adoption of an order by the Authority to approve



the 2024 price index factor on or before May 15, 2024 (2024 Price Index) in order to incorporate the application of the 2024 Price Index in the Utility water rates since the Staff recommended rates for service were based on the historic Test Year ended December 31, 2023 which is prior to the adoption date of the 2024 Price Index by the Authority, and

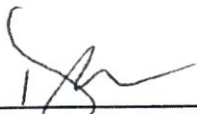
**NOW, THEREFORE, BE IT ORDERED** by the AUTHORITY, in public meeting assembled, that:

1. The above resultant adjustments, attached hereto, are approved for services rendered on or after **February 1, 2024**.
2. Utility shall notify each of its customers of the increase in each customer's next rate billing that is issued more than **fifteen (15) days** after the AUTHORITY'S approval. Within **thirty (30) days after** implementation of the adjusted rates, the Utility shall file with the AUTHORITY copies of the notices to customers.
3. This Final Order shall become effective immediately upon adoption by the AUTHORITY and shall remain in effect until the AUTHORITY authorizes a change.

This Order adopted this **29th day of January 2024**, after motion, second, and majority vote favoring same.

**APPROVED AS TO FORM FOR THE  
RELIANCE OF CITRUS COUNTY ONLY:**

**CITRUS COUNTY WATER AND  
WASTEWATER AUTHORITY**



**DENISE A. DYMOND LYN  
ASSISTANT COUNTY ATTORNEY**



**BOB RUTEMILLER  
CHAIRMAN**